



LAWRENCEVILLE

GEORGIA

PLANNING COMMISSION AGENDA

Monday, May 03, 2021
6:00 PM

Council Assembly Room
70 S. Clayton St, GA 30046

Call to Order

Approval of Agenda

Approval of Prior Meeting Minutes

New Business

- [1.](#) SUP2021-00044; Christopher Thomas; 533 and 543 John Connor Court
- [2.](#) CIC2021-00007; Walker Anderson Homes, LLC; 240 Neal Boulevard

Public Comment

To participate in the Public Comment part of the Agenda, you must register prior to noon in the Planning and Zoning Office on Friday before the meeting. Presentations will be limited to two minutes.

Final Adjournment



LAWRENCEVILLE

GEORGIA

AGENDA REPORT
MEETING: PLANNING COMMISSION
AGENDA CATEGORY: NEW BUSINESS

Item: SUP2021-00044; Christopher Thomas; 533 and 543 John Connor Court

Department: Planning and Development

Date of Meeting: Monday, May 3, 2021

Presented By: Todd Hargrave, Planning and Development Director

**Department
Recommendation:** **DENIAL**

**Planning
Commission
Recommendation:**

Summary: The applicant requests a Special Use Permit to allow an Outdoor Storage facility for the parking of tractor-trailers and recreational vehicles.

Attachments/Exhibits:

- **SUP2021-00044 REPORT**
- **SUP2021-00044 P&D RECOMMENDED CONDITIONS**
- **SUP2021-00044 ATTACHMENTS**

**CITY OF LAWRENCEVILLE
PLANNING AND DEVELOPMENT DEPARTMENT
SPECIAL USE REPORT**

CASE NUMBER: SUP2021-00044
APPLICANT: CHRISTOPHER THOMAS
CONTACT: RICHARD THOMAS
PHONE NUMBER: 678.267.5648
LOCATION: 533 AND 543 JOHN CONNOR COURT
PARCEL ID: R5177 066 AND 5177 065
ACREAGE: 4.26
PROPOSED DEVELOPMENT: TRACTOR-TRAILER AND RECREATIONAL VEHICLE
OUTDOOR STORAGE AND PARKING

DEPARTMENT RECOMMENDATION: **DENIAL**

ZONING HISTORY:

In 1972, the subject property was zoned BG (General Business District). In 2005, the property was zoned LM (Light Manufacturing District).

PROJECT DATA:

The applicant requests a Special Use Permit to allow for the outdoor storage and parking of commercial vehicles (tractor and/or trailer) and recreational vehicles. The subject property contains approximately 4.26-acre parcel located along the eastern right-of-way of John Connor Court at its intersection with the northern right-of-way of Hurricane Shoals Road. The property is currently vacant and undeveloped.

The site plan indicates the proposed development would disturb approximately 3.63-acres and consist of 73 parking spaces. Two access points are shown on John Connor Court; no landscaping is indicated along the right-of-way. For Outdoor Storage in industrial zoning districts, the Zoning Ordinance strictly prohibits outdoor storage in a front yard area, requires landscaping within all setback areas, and prohibits outdoor storage from being visible from the various arterial and connectors traversing throughout the city limits; including Hurricane Shoals Road. Additionally, the site plan does not specifically address the requirements of the Development Regulations; which could include improvements to the right-of-way,

landscaping, sidewalks, and stormwater management facilities. As presented, the proposed outdoor storage facility may be too visible and unsightly for this location; and may not be consistent with the policies of the Zoning Ordinance and Development Regulations.

The City of Lawrenceville 2040 Comprehensive Plan and Future Development Map indicates the subject property is located within the Community Mixed Use Character Area. Policies of this character area recognize the large-scale redevelopment opportunities are present in Lawrenceville. These are areas that could accommodate a diversity of development types and densities—including revitalized, mixed-use areas—that build on the existing industrial or commercial character. Therefore, the introduction of an Outdoor Storage facility for the parking of commercial and recreational vehicles could be considered inconsistent with the 2040 Comprehensive Plan.

The area located along this segment of Hurricane Shoals Road is developed with industrial zoning and uses, with a minor commercial component located to the south. Although the proposed development may be compatible with the antiquated policies that established the existing uses and zoning in the immediate area the proposal, if approved, would contradict the core policies created by the City Council which emphasizes land uses considered to be compatible with the vision of the City Council. The proposal, as presented could be considered to be inconsistent with the vision of the future for this segment of Hurricane Shoals Road.

In conclusion, the proposed use may be inconsistent with the policies of the 2040 Comprehensive Plan, Development Regulations, and Zoning Ordinance, which were design with a focus on the future and moving on from the past. Given the aforementioned factors, the Planning and Development Department recommends **DENIAL** of the Special Use Permit.

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:

ENGINEERING DEPARTMENT

No comment

ELECTRIC DEPARTMENT

No comment.

GAS DEPARTMENT

No comment.

CODE ENFORCEMENT

No comment

STATE CODE 36-67-3 (FMR.) REVIEW STANDARDS:

1. **Will the Special Use Permit allow a use that is suitable in view of the use and development of adjacent and nearby property?**

Due to the site's high visibility along Hurricane Shoals Road, the requested Special Use Permit for an Outdoor Storage facility allowing the parking of tractor-trailers and recreational vehicles may not be suitable at the proposed location.

2. **Will the Special Use Permit adversely affect the existing use or usability of adjacent or nearby property?**

3. *Adverse impacts on adjacent properties could be anticipated in the form of heavy traffic, noise/light intrusion, and a degraded visual appearance for the site. The proposed use may also compromise the City of Lawrenceville's vision for the future.*

3. **Does the property to be affected by the Special Use proposal have a reasonable economic use as currently zoned?**

The subject property has a reasonable economic use as currently zoned.

4. **Will the Special Use proposal result in use, which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?**

An increase in traffic, stormwater run-off, and utility demand could be anticipated from the use of the property as proposed.

5. **Is the Special Use proposal in conformity with the policy and intent of the City of Lawrenceville comprehensive plan?**

The 2040 Future Development Map indicates the site is located within a Community Mixed-Use Character Area. This request may be considered inconsistent with policies for this character area which promotes the relocation of heavy industrial and noxious uses and discourages activities such as that being requested.

6. **Are there other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the Special Use proposal?**

The request to allow the Outdoor Storage and Parking of tractor-trailers and recreational vehicles at this location may be counter to the emphasis of the city to formalize and execute the marketing and development of the City's opportunity areas.

PLANNING AND DEVELOPMENT DEPARTMENT

RECOMMENDED CONDITIONS

Note: The following conditions are provided as a guide should the City Council choose to approve the request.

Approval of a Special Use Permit for a tractor-trailer and recreational vehicle parking/storage lot, subject to the following enumerated conditions:

1. To restrict the use of the property as follows:

- A. Light industrial uses, which may include a parking/storage lot for tractor-trailers and recreational vehicles as a special use.
- B. Buildings shall be finished with architectural treatments of glass, brick, or stacked stone. Stucco may be used as an accent material. Final architectural elevations shall be subject to review and approval by the Director of Planning and Development.
- C. Outdoor parking/storage of tractor-trailers and recreational vehicles shall be allowed to encroach 25-feet into the required front yard area along John Connor Court and Hurricane Shoals Road.
- D. Outdoor Storage and Parking shall not be located within 25-feet of the right-of-way of John Connor Court and Hurricane Shoals Road.
- E. The Special Use Permit shall be limited to a period of two years, at which time the use shall cease, or an application made for renewal.

2. To abide by the following site development considerations:

- A. Natural vegetation shall remain on the property until the issuance of a development permit.
- B. Provide a 25-foot wide landscape strip and earthen berm along John Connor Court and Hurricane Shoals Road. The earthen berm and landscaping shall provide an opaque year round visual screening at a minimum height of six feet.
- C. Provide a 15-foot wide landscape strip along the eastern and western property lines and 20-foot drainage easement.
- D. Provide a solid wood fence or slatted fence at least 6-feet in height along the inside edge of the 15-foot wide landscape strip required along the eastern and western property lines and 20-foot drainage easement, except for approved access on John Connor Court. The location of a solid wood fence or slatted fence shall be subject to review and approval by the Director of Planning and Development.

- E. Landscape plantings shall include a mix of deciduous and evergreen trees and shrubs. Trees and shrubs shall be grouped and arranged to create an effective and aesthetic visual screen. The final landscape plan shall be subject to review and approval by the Director of Planning and Development.
- F. Provide a solid wood fence, masonry wall or slatted fence at least 6-feet in height along the side and rear property lines.
- G. Earthen berms, fencing, landscaping and outdoor storage parking shall not be located within a drainage easement, pipeline easement or sanitary sewer easement.
- H. The required fencing shall not contain any signage and shall be maintained in good repair at all times. All fencing and screening shall be subject to review and approval by the Director of Planning and Development.
- I. Outdoor parking/storage of tractor-trailers and recreational vehicles shall be solely within the screened parking area.
- J. Exit/entrance design and location shall be subject to review and approval of the City Engineer.
- K. Ground signage shall be limited to monument-type sign(s), and shall be subject to review and approval by the Director of Planning & Development. The sign shall include an 8 minimum two-foot-high brick base, complementing the building's architectural treatment. The brick base shall extend at least the full width of the sign cabinet, and the sign cabinet shall be fully recessed and surrounded by the same materials. Ground sign(s) shall not exceed 6 feet in height.
- L. Dumpsters shall be located within the fenced and screened parking/storage area.
- M. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent properties or rights-of-way.
- N. No tents, canopies, temporary banners, streamers, or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign walkers, and sign-twirlers shall be prohibited.
- O. Peddlers and/or parking lot sales shall be prohibited.
- P. The property owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.

From: [Chris T](#)
To: [Planning & Zoning](#)
Subject: SUP202-00044 Attn: planning and development Letter of intent
Date: Wednesday, February 10, 2021 4:48:51 PM

CAUTION: This email originated from outside of City of Lawrenceville. Maintain caution when opening external links/attachments.

----- Forwarded message -----

From: **Chris T** <crs.thom101@gmail.com>
 Date: Thu, Dec 3, 2020, 1:23 PM
 Subject: letter of intent
 To: Chris thomas <crs.thom101@gmail.com>

AAA A1 Trucking
 296 Buford Dr.
 PO Box 107
 Lawrenceville, GA 30046
AAAA1trucking@gmail.com

12/1/2020

City of Lawrenceville
 70 S Clayton St.
 PO Box 2200
 Lawrenceville, GA 30046

Dear City of Lawrenceville,

Our company here, AAA-A1 Trucking, is submitting this letter with the intent to build a useful and efficient truck-trailer and storage lot to better serve our community in regards to having an ideal perfect location for ones to store their heavy duty vehicles and or storage unit and trailers etc. Ones even with RV's-Campers, boats are also more than welcome to be stored at this prime location. Our plans for this Truck-Trailer parking and storage lot is definitely with the mindset and awareness of knowing how at times, especially the inopportune times it can be for many drivers to find such a lot to park their heavy duty vehicles at a location that isn't already occupied to full capacity.

We understand that a parking lot or car park, also known as a car lot, is a cleared area that is intended for parking vehicles. When we replace car for truck and combine that with trailer and storage, we understand and fully intend for the use of this property to be used specifically for that sole purpose. We respect and accept the liabilities that will come from this privilege.

We are willing as a company to put the time and effort along with the proper amount of resources to complete such a tall task. We accept the responsibility to complete this amazing opportunity to better our fellow drivers and community with a place to come and store their

heavy duty trucks, trailers, and etc. Thank you for your time and we hope we can make this project a reality with your help!

Sincerely,

Richard and Chris Thomas
Owner and Co-Owner of AAA A1 Trucking

BK53318 PG0495

FILED & RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY, GA.

2015 JAN -5 PM 3:55

RICHARD ALEXANDER, CLERK

300055

PT-81 # 067-2015-000148
GWINNETT CO. GEORGIA
REAL ESTATE TRANSFER TAX
\$ 950.00
RICHARD T. ALEXANDER, JR. CLERK OF
SUPERIOR COURT

After recording, return to.
ANDERSEN, TATE & CARR, P C
1960 Satellite Boulevard, Suite 4000
Duluth, Georgia 30097
(1402 7000/TJA)

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF GWINNETT

THIS INDENTURE, made the 5th day of January, in the year Two Thousand and Fifteen (2015), between

STEPHENS INDUSTRIES LP,
a Georgia limited partnership
(successor by name change to Stephens MDS LP, successor by name change to Stephens 316, L.P.)

as party or parties of the first part, hereinafter called Grantor, and

JOHN CONNOR COURT, LLC,
a Georgia limited liability company

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN DOLLARS (\$10 00) and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 177 of the 5th District, Gwinnett County, Georgia, and being more

0000906

8X53318 PG0496

particularly described in Exhibit "A" attached hereto and incorporated herein by this reference.

Said property is conveyed subject to those permitted title exceptions set forth on Exhibit "B" attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

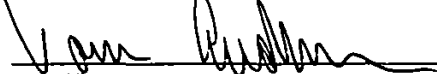
AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of Grantor and all others claiming by, through or under Grantor, but not otherwise.

[SIGNATURES BEGIN ON NEXT PAGE]

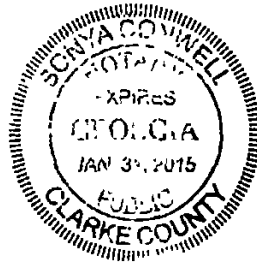
BK53318 PG0497

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered
in the presence of:


Unofficial Witness


Notary Public

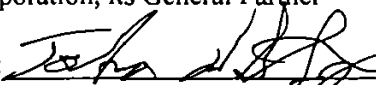


GRANTOR:

STEPHENS INDUSTRIES LP, a Georgia
limited partnership

By: 
John D. Stephens, General Partner

By: Stephens Holdings, Inc., a Georgia
corporation, its General Partner

By: 
John D. Stephens, President

BK53318 PG0498

EXHIBIT "A"
LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 177 of the 5th District, Gwinnett County, Georgia and being designated as Lot 4 containing 2.279 acres and Lot 5 containing 2.000 acres according to the Final Plat for Stephens 316 Park, Unit 2, Block B dated August 20, 2008, last revised November 21, 2008 prepared by Venable & Associates, Inc. containing the seal of Christopher J. Carlan, GRLS No. 3003, and recorded in Plat Book 125, Page 45, Gwinnett County, Georgia records, which plat is hereby incorporated by reference.



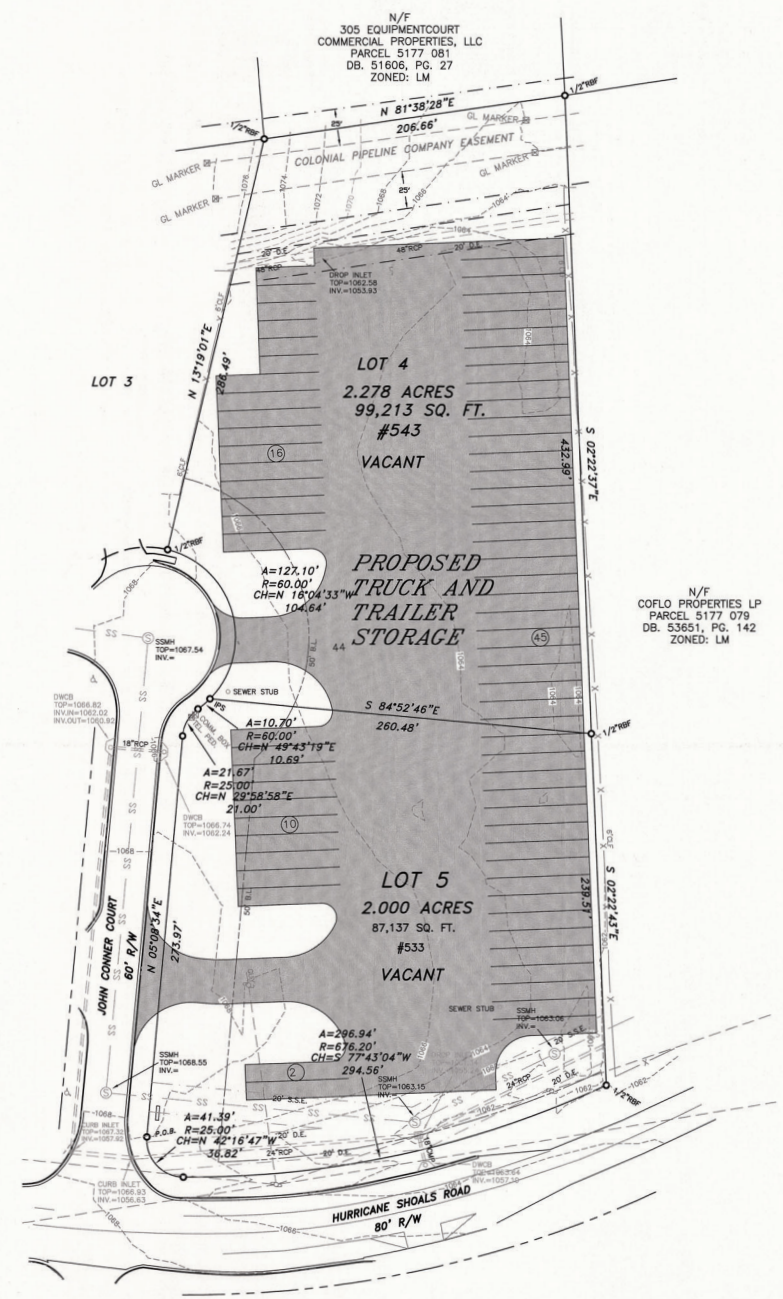
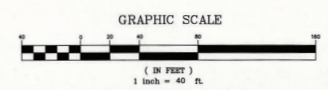
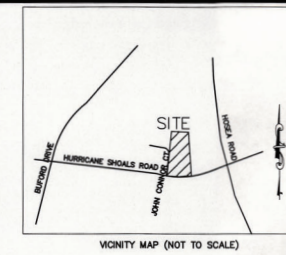
HOUSTON ENGINEERING, INC.
CONSULTING & DESIGN ENGINEERS
1404 VETERANS DRIVE, SUITE 3, CONTRA, GEORGIA 30012
PHONE (770)781-1280 FAX (770) 791-1281

Sheet Title
SIT EPLAN

DATE	REVISION
12/2/20	

AAA A-1 TRUCKING
JOHN CONNOR COURT
LAWRENCEVILLE, GEORGIA

Sheet No.
C-1



NOTES:
CURRENT OWNER: JOHN CONNOR COURT, LLC
PARCEL NO.: 5177 086 & 5177 065
CURRENT ZONING: "LM" - LIGHT MANUFACTURING
SETBACKS: FRONT- 50'
SIDE- 0' (10' ON CORNER LOTS)
REAR- 0'
MINIMUM LOT WIDTH- 50'
MAXIMUM IMPERVIOUS- 85%

Said described property is located within an area having a Zone Designation "C" by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map Numbers 131350002ME, with a date of identification of 09/29/2006, for Community Number 130098, in the city of Lawrenceville, Gwinnett County, State of Georgia, which is the current Flood Insurance Rate Map for the community in which said property is situated.

LOTS 4 & 5
STEPHENS 316 PARK
UNIT 2, BLOCK "B"
PLAT BOOK 125, PAGE 45

LAND LOTS 177 5TH DISTRICT

SUP2021-00044
Received: January 15, 2021
Planning and Development Department

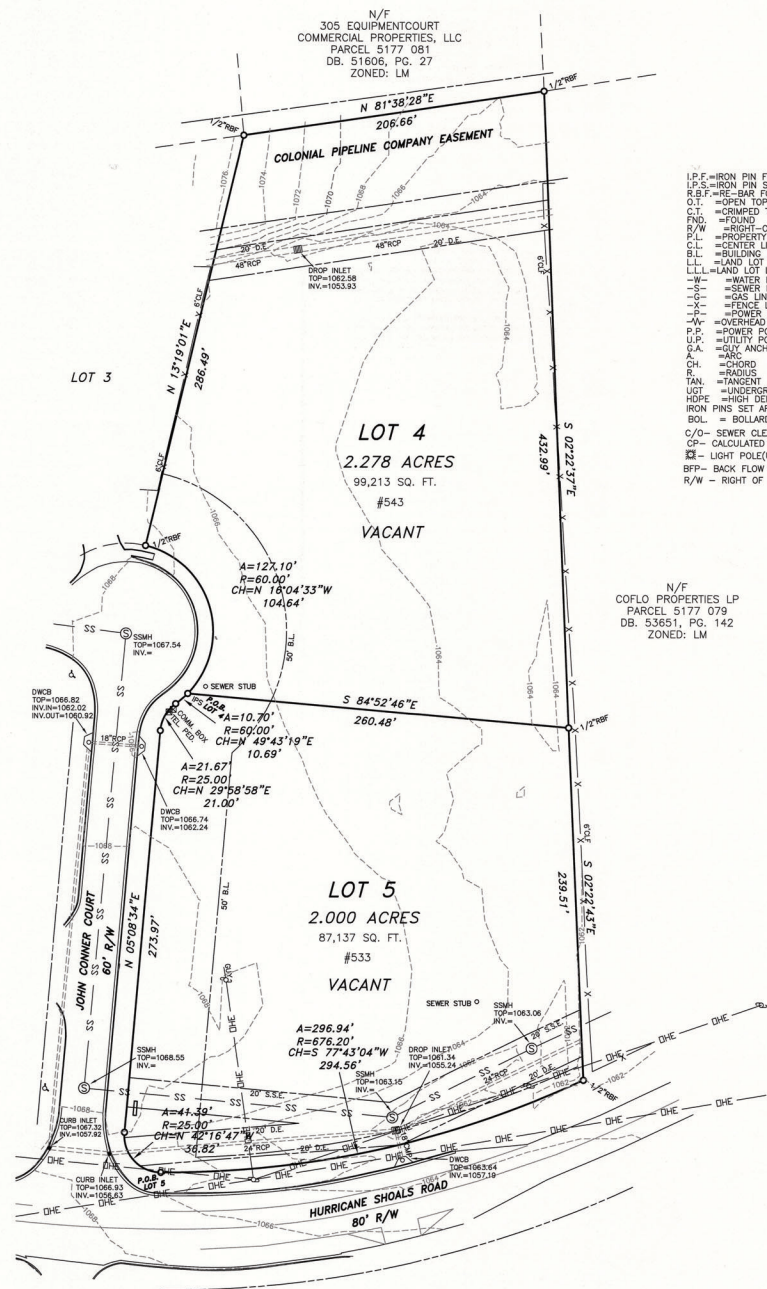


NOTES:
CURRENT OWNER: JOHN CONNER COURT, LLC
PARCEL NO.: 5177 066 & 5177 065
CURRENT ZONING: LM - LIGHT MANUFACTURING
SETBACKS: FRONT - 50'
SIDE - 0' (10' ON CORNER LOTS)
REAR - 0'
MINIMUM LOT WIDTH - 50'
MAXIMUM IMPERVIOUS - 85%

Said described property is located within an area having a Zone Designation "C" by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map Numbers 13135C0074E, with a date of identification of 08/29/2006 for Community Number 130028, in the city of Lawrenceville, Gwinnett County, State of Georgia, which is the current Flood Insurance Rate Map for the community in which said property is situated.

NOTES:
THE FIELD DATA USED TO CALCULATE THIS PLAT HAS A POSITIONAL TOLERANCE OF 0.07 FEET OR LESS.
TRAVERSE WAS NOT ADJUSTED
THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS WAS A SOKKA 6033 ROVER UNIT OPERATING ON THE EARL-DUDLEY RTK NETWORK WAS USED TO GATHER THE GPS DATA.
100% OF THE DATA WAS GATHERED USING GPS.
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE TO ONE FOOT IN 361,491 FEET.

NOTE:
ALL EASEMENTS, STRUCTURES, UTILITIES, ETC. THAT ARE UNDERGROUND ARE NOT SHOWN ON THIS PLAT. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, AND/OR HIS CONTRACTORS SHALL HEREBY DISTINGUISHLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR ANY EASEMENTS, STRUCTURES, UTILITIES, ETC. THAT ARE UNDERGROUND WHICH MAY BE ENCOUNTERED.
THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED. USE DOES NOT EXTEND TO ANY UNNAMED PARTY WITHOUT EXPRESS CONSENT BY THE SURVEYOR NAMED S&D PARTY.



- LEGEND
- I.P.F. = IRON PIN FOUND
 - I.P.S. = IRON PIN SET
 - R.B.F. = RE-BAR FOUND
 - O.T. = OPEN TOP
 - C.T. = CRIMPED TOP
 - FND. = FOUND
 - R/W. = RIGHT-OF-WAY
 - C.L. = CENTER LINE
 - B.L. = BUILDING LINE
 - L.L. = LAND LOT LINE
 - L.L.L. = LAND LOT LINE
 - W- = WATER LINE
 - S- = SEWER LINE
 - G- = GAS LINE
 - P- = POWER LINE
 - V- = OVERHEAD LINES
 - P.P. = POWER POLE
 - U.P. = UTILITY POLE
 - G.A. = GUY ANCHOR
 - CH. = CHORD
 - R. = RADIUS
 - TAN. = TANGENT
 - UGT. = UNDERGROUND TELECOMMUNICATIONS LINE
 - HDPE = HIGH DENSITY POLYETHYLENE PIPE
 - IRON PINS SET ARE 1/2" RE-BARS UNLESS OTHERWISE NOTED.
 - BOL. = BOLLARD
 - C/O = SEWER CLEAN OUT
 - CP = CALCULATED POINT
 - ☉ = LIGHT POLE (UG POWER FEED) OR SPOTLIGHT
 - BFP = BACK FLOW PREVENTER
 - R/W = RIGHT OF WAY
 - C.B. = CATCH BASIN
 - SWCB = SINGLE WING CATCH BASIN
 - DWCB = DOUBLE WING CATCH BASIN
 - J.B. = JUNCTION BOX
 - D.I. = DRAIN INLET
 - C.I. = CURB INLET
 - Y.I. = YARD INLET
 - H.W. = HEAD WALL
 - C.M.P. = CORRUGATED METAL PIPE
 - R.C.P. = REINFORCED CONCRETE PIPE
 - D.I.P. = DUCTILE IRON PIPE
 - D.E. = DRAINAGE EASEMENT
 - SSMH = SANITARY SEWER MANHOLE
 - S.S.E. = SANITARY SEWER EASEMENT
 - F.H. = FIRE HYDRANT
 - W.V. = WATER VALVE
 - W.M. = WATER METER
 - G.V. = GAS VALVE
 - G.M. = GAS METER
 - N/O = NOW OR FORMERLY
 - D.B. = DEED BOOK
 - F.B. = PLAT BOOK
 - P.C. = PAGE
 - C.M.F. = CONCRETE MONUMENT FOUND
 - UGP. = UNDERGROUND POWER LINE

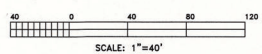
N/F
COFO PROPERTIES LP
PARCEL 5177 079
DB. 53651, PG. 142
ZONED: LM



SURVEYOR CERTIFICATIONS
This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY OF ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Engineers and Land Surveyors and as set forth in O.F.G.A. Section 15-6-67.
Grant A. Houston
GRANT A. HOUSTON GA RLS #3340
11/30/2020
DATE

HOUSTON ENGINEERING, INC.
DESIGN ENGINEERS and SURVEYORS
SINCE 1964 GHOUSTON@HOUSTON-ENGINEERING.COM

1424 VETERANS DRIVE SUITE 3
CONYERS, GEORGIA, 30012
PH (770) 483-8471
FAX (770) 761-1261
MEMBER SURVEY & MAPPING SOCIETY OF GEORGIA & N.S.P.S.



SUP2021-00044
Received: January 15, 2021
Planning and Development Department

LOTS 4 & 5
STEPHENS 316 PARK
UNIT 2, BLOCK "B"
PLAT BOOK 125, PAGE 45

BOUNDARY & TOPOGRAPHIC SURVEY FOR

AAA A-1 TRANSPORTATION

LAND LOTS 177	5TH DISTRICT
GWINNETT COUNTY	LAWRENCEVILLE, GEORGIA
SCALE 1" = 40'	DATE 11/30/2020
REVISIONS:	



LAWRENCEVILLE

GEORGIA

SPECIAL USE PERMIT APPLICATION

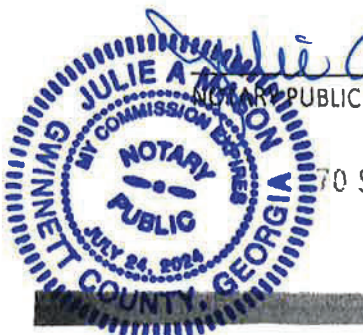
APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Christopher Thomas</u>	NAME: <u>JOHN CONNOR COURT, LLC</u>
ADDRESS: <u>296 Buford Dr : PO Box 107</u>	ADDRESS: <u>305-A Equipment Court</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Lawrenceville</u>
STATE: <u>GA</u> ZIP: <u>30046</u>	STATE: <u>GA</u> ZIP: <u>30046</u>
PHONE: <u>678 267 5643</u>	PHONE: <u>770-338-2620</u>
CONTACT PERSON: <u>Richard Thomas</u> PHONE: <u>678 267 5643</u>	
CONTACT'S E-MAIL: <u>a a a t r u c k i n g @ g m a i l . c o m</u>	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
ZONING DISTRICT(S): <u>LM</u> ACREAGE: <u>2/2.26</u>	
PARCEL NUMBER(S): <u>5-177-066 / 5-177-065</u>	
ADDRESS OF PROPERTY: <u>533 + 543 John Connor Court Lawrenceville GA 30046</u>	
PROPOSED SPECIAL USE: <u>Truck Trailer, Re parking lot + Storage</u>	

[Signature] 1/13/21
SIGNATURE OF APPLICANT DATE

Christopher Thomas
TYPED OR PRINTED NAME

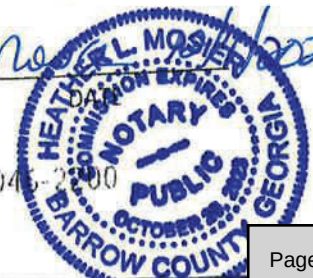
[Signature] 12/4/2020
SIGNATURE OF OWNER DATE

Scott A. Moon, manager
TYPED OR PRINTED NAME



Julie A. Mason 1-13-2021
NOTARY PUBLIC DATE

[Signature]
NOTARY PUBLIC



70 S Clayton St • PO Box 2200 • Lawrenceville, Georgia 30046-2200
770.963.2411 • www.lawrencevillega.org

678-267-0044



LAWRENCEVILLE

GEORGIA

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to the Mayor of the City of Lawrenceville, a member of the City Council, or to a member of the Planning Commission of the City of Lawrenceville? No

Y/N

If the answer is yes, please complete the following section:

NAME OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or more)	DATE CONTRIBUTION WAS MADE (Within last two years)

Have you, within the two years immediately preceding the filing of this application, made gifts having in the aggregate a value of \$250.00 or more to the Mayor of the City of Lawrenceville, a member of the City Council, or to a member of the Planning Commission of the City of Lawrenceville? No

Y/N

If the answer is yes, please complete the following section:

NAME OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or more)	DATE CONTRIBUTION WAS MADE (Within last two years)

Attach additional sheets if necessary to disclose or describe all contributions/gifts.



LAWRENCEVILLE

GEORGIA

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED CERTIFIES THAT ALL CITY OF LAWRENCEVILLE PROPERTY TAXES BILLED TO DATE FOR THE PARCEL LISTED BELOW HAVE BEEN PAID IN FULL TO THE TAX COMMISSIONER OF GWINNETT COUNTY, GEORGIA. IN NO CASE SHALL AN APPLICATION BE PROCESSED WITHOUT SUCH PROPERTY VERIFICATION.

*Note: A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE SPECIAL USE PERMIT REQUEST.

PARCEL I.D. NUMBER: 5 - 177 - 065
 (Map Reference Number) District Land Lot Parcel

Signature of Applicant

Date

Type or Print Name and Title

PLEASE TAKE THIS FORM TO THE TAX COMMISSIONER'S OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.

TAX COMMISSIONER'S USE ONLY

(PAYMENT OF ALL PROPERTY TAXES BILLED TO DATE FOR THE ABOVE REFERENCED PARCEL HAVE BEEN VERIFIED AS PAID CURRENT AND CONFIRMED BY THE SIGNATURE BELOW)

NAME

TITLE

DATE

70 S Clayton St • PO Box 2200 • Lawrenceville, Georgia 30046-2200
 770.963.2414 • www.lawrencevillega.org

SUP 2021-00044



LAWRENCEVILLE

GEORGIA

1.

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED CERTIFIES THAT ALL CITY OF LAWRENCEVILLE PROPERTY TAXES BILLED TO DATE FOR THE PARCEL LISTED BELOW HAVE BEEN PAID IN FULL TO THE TAX COMMISSIONER OF GWINNETT COUNTY, GEORGIA. IN NO CASE SHALL AN APPLICATION BE PROCESSED WITHOUT SUCH PROPERTY VERIFICATION.

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PARCEL I.D. NUMBER: 5 - 177 - 066
(Map Reference Number) District Land Lot Parcel

Signature of Applicant

Date

Type or Print Name and Title

PLEASE TAKE THIS FORM TO THE TAX COMMISSIONER'S OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.

TAX COMMISSIONER'S USE ONLY

(PAYMENT OF ALL PROPERTY TAXES BILLED TO DATE FOR THE ABOVE REFERENCED PARCEL HAVE BEEN VERIFIED AS PAID CURRENT AND CONFIRMED BY THE SIGNATURE BELOW)

NAME
Jessilyn MSuffe
DATE
1/13/21

TITLE
TSA



1.

LAWRENCEVILLE

GEORGIA

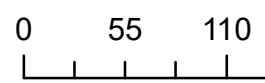
*The City of Lawrenceville
Planning & Development*

**Location Map and Surrounding Zoning
File # SUP2021-00044**

Applicant: Christopher Thomas

Legend

-  Subject Property
-  Roads
-  Parcels



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



LAWRENCEVILLE

GEORGIA

*The City of Lawrenceville
Planning & Development*

**Location Map and Surrounding Zoning
File # SUP2021-00044**

Applicant: Christopher Thomas

Legend

 Subject Property

 Roads

 Parcels

Zoning Districts

 LM Light Manufacturing



0 55 110

7012 117

5177 081

5177 060

5177 064

5177 065

5177 079

5177 062

JOHN CONNOR CT

5177 066

HURRICANE SHOALS RD

5177 001

5177 012



LAWRENCEVILLE

GEORGIA

AGENDA REPORT
MEETING: PLANNING COMMISSION
AGENDA CATEGORY: NEW BUSINESS

Item: CIC2021-00007; Walker Anderson Homes, LLC; 240 Neal Boulevard

Department: Planning and Development

Date of Meeting: Monday, May 3, 2021

Presented By: Todd Hargrave, Director

Department Recommendation: Approval with conditions and approval of a Special Use Permit allowing four, front entry townhome units.

Planning Commission Recommendation:

Summary: The applicant is requesting a Change in Conditions to the previously approved Special Use Permit (SU-17-13) which allowed the construction of townhomes as Urban Square at SouthLawn Phase 2 in the Southlawn Plan Book.

Attachments/Exhibits:

- **CIC2021-00007 Report**
- **CIC2021-00007 Planning and Development Recommendation**
- **CIC2021-00007 Attachments**

**CITY OF LAWRENCEVILLE
PLANNING AND DEVELOPMENT DEPARTMENT
CHANGE IN CONDITIONS REPORT**

CASE NUMBER	CIC2021-00007
APPLICANT	WALKER ANDERSON HOMES, LLC
CONTACT	CLINT WALTERS
PHONE NUMBER	404.274.4482
ZONING CHANGE	-
LOCATION	240 NEAL BOULEVARD
PARCEL ID	R5147A020
ACREAGE	1.65
PROPOSED DEVELOPMENT	CHANGE IN CONDITIONS TO AMEND CONDITION NUMBER 2, 11 AND 13 OF APPROVED CASE SU-17- 13, THE SOUTHLAWN PLAN BOOK
DEPARTMENT RECOMMENDATION	APPROVAL WITH CONDITIONS AND APPROVAL OF A SPECIAL USE PERMIT ALLOWING FOUR FRONT ENTRY TOWNHOME UNITS

ZONING HISTORY:

The property has been zoned RM-12 (General Residence District) since 1987. In 2017 the property was granted a Special Use permit for a mixed-use development pursuant to case SU-17-13.

PROJECT DATA:

The applicant is requesting a Change in Conditions to the previously approved Special Use Permit (SU-17-13) which allowed the construction of townhomes as Urban Square at SouthLawn Phase 2 in the Southlawn Plan Book. The property is a 1.65-acre parcel and it is located along the northern right-of-way of Nash Street, east at its intersection with Neal Boulevard and along the southern right-of-way of Church Street. The property is currently being developed with townhomes with access off Nash Street and Church Street. The applicant is requesting to amend Condition 2, 11, and 13. The conditions currently read as follows:

“2. The site development, structures and uses shall be in general
accordance with the site plan, architectural renderings and building

elevations presented at the December 4, 2017 City Council public hearing (together the “Plan Book”). Final site plans and building plans for each product type shall be submitted for review and approval of the Director of P&D to ensure compliance with the Plan Book.”

“11. Building materials for the single-family (attached and detached) units shall be in general accordance with the elevations set forth in the Plan Book.”

“13. Length of driveways in the single family portion shall be 20 feet minimum:

- a. Front entry – (front of structure to back of sidewalk or alleyway if no sidewalk is present)
- b. Rear entry – (rear of structure to back of curb)”

The applicant proposes to amend Conditions 2 and 11 to increase the total number of units and revise the dimensions and building details of the proposed townhomes listed within the Plan Book to be built on the final phase of the South Lawn mixed-use development. The proposed changes include reducing the dimensions of the townhome units from 29’ x 54’ to 22’ x 48’, consequently increasing the total number of units from 17 townhomes to a total of 22 townhome units. Additionally, the applicant is requesting the option to construct the units along Nash Street and the units immediately adjacent to City Hall (interior lots) with alternating roof styles such as gable and flat. In addition, the townhome units along Church Street will be constructed to the standard established with 2020 Council approval of a Change-in-Conditions request (CIC2020-00002) requiring a flat roof style and exterior architectural treatments consisting with the approved conditions. Furthermore, the request includes the approval to allow the four townhomes units immediately adjacent to City Hall to be constructed as Front Entry Units with 18 foot long driveways, this is the result of the 2017 approval of the “Plan Book” which essentially limited the developable area within this final phase of the South Lawn Mixed-Use Development.

The 2040 Comprehensive Plan and Future Development Map indicate the property lies within the Downtown Character Area. The vision for the Downtown character area is to support a live-work-play lifestyle, with a variety of housing, employment, and entertainment options. The design of new buildings should be complimentary in scale to the historic downtown and have their own style rather than mimicking older styles.

The surrounding area is characterized by a mix of retail and residentially developed lots such as apartments, single-family dwellings, and townhomes as part of the overall Southlawn development. Across Nash Street to the south, is a commercially zoned plaza (BG- General Business District) and a property zoned OI (Office Institutional District) developed with a place of worship. The 2020 approval of CIC2020-00002 modified the “Plan Book” to allow for a

decrease in dimensional standards, and alternating roof styles. Additionally, the 2017 approval of SU-17-13 established the precedent of the subject property’s mixed-use development, and as proposed the applicant’s request would be considered consistent with the precedent established by the City Council.

As a result, the proposed Change-in-Conditions to allow the modify the Plan Book may be consistent with the intent of the 2040 Comprehensive Plan and the design created for the Southlawn. Therefore, the Planning and Development Department recommends **APPROVAL WITH CONDITIONS** of this request, and **APPROVAL OF A SPECIAL USE PERMIT ALLOWING FOUR FRONT ENTRY TOWNHOME UNITS.**

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:

ENGINEERING DEPARTMENT

No comment.

ELECTRIC DEPARTMENT

No comment.

GAS DEPARTMENT

No comment.

WATER DEPARTMENT

No comment.

CODE ENFORCEMENT

No comment.

STATE CODE 36-67-3 (FMR.) REVIEW STANDARDS:

1. **Will the Change-in-Conditions and Special Use Permit proposal permit a use that is suitable in view of the use and development of adjacent and nearby property?** *The proposed change may be consistent with precedent set by the City Council.*
2. **Will the Change-in-Conditions and Special Use Permit proposal adversely affect the existing use or usability of adjacent or nearby property?** *No.*
3. **Does the property to be affected by the Change-in-Conditions and Special Use Permit proposal have a reasonable economic use as currently zoned?** *Yes.*
4. **Will the Change-in-Conditions and Special Use Permit proposal result in a use, which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?** *No.*
5. **Is the Change-in-Conditions and Special Use Permit proposal in conformity with the policy and intent of the City of Lawrenceville comprehensive plan?** *if properly conditioned, any adverse impacts may be mitigated.*
6. **Are there other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the Change-in-Conditions and Special Use Permit proposal?** *Yes. In 2020, the City Council approved a similar request (CIC2020-00002) allowing the a reduction in the dimensional standards, and alternating roof styles.*

**PLANNING AND DEVELOPMENT DEPARTMENT
RECOMMENDED CONDITIONS –**

Additions in **BOLD**

Deletions in ~~STRIKETHROUGH~~

1. Approval of a mixed-use development in the Downtown Overlay, Live/Work B Subarea, which may include townhouses and apartments (including mixed-use buildings containing retail uses and **four townhome units in the final phase of the South Lawn Mixed-Use Development**) as Special Uses.
- ~~2. The site development, structures and uses shall be in general accordance with the site plan, architectural renderings and building elevations presented at the December 4, 2017 City Council public hearing (together the “Plan Book”). Final site plans and building plans for each product type shall be submitted for review and approval of the Director of P&D to ensure compliance with the Plan Book.~~
 - 2. The Site Development, structures, and uses shall be in general accordance with the site plan, architectural renderings and building elevations presented at the December 4, 2017 City Council public hearing (The “Plan Book”) with the following exception:**
 - ~~a. For the 22’x48’ units, the builder shall initially build the first building at 22’x48’ meeting original specifications outlined in the Plan Book adding the outdoor living space standard on end units and an option for other units. The builder has the option to build subsequent buildings at 22’x41’ with covered outdoor living space being standard and included to meet average SF space indicated in the original Plan Book. Product shall be flat roof style as indicated in Plan Book unless building code changes are economically or aesthetically detrimental to the product as solely determined by the builder. In case of such occurrence, gable roof elevations shall be approved by the Planning and Development Director.~~
 - a. The Townhome units proposed along Church Street shall be rear entry units and constructed in general conformance to the architectural elevations received by the Planning and Development Department on October 6, 2020, titled “Lawrenceville South Lawn, 9 Units Building 146-154,” prepared for “Walker Anderson,” dated October 1, 2020 (attached as a reference).**
 - b. The balance of the townhome units proposed along Nash Street shall be rear entry units and constructed to a dimensional standard of 22’x41’, these units shall include a covered outdoor living space being standard and included to meet average SF space indicated in the original Plan Book. Product shall be flat roof style as indicated in Plan Book unless building code changes are economically or aesthetically**

detrimental to the product as solely determined by the builder. In case of such occurrence, gable roof elevations shall be require the review and approval of the Director of the Planning and Development Department.

- c. The remaining balance of 4 townhome units adjacent to City Hall shall be front entry units, with a driveway consisting of a minimum of 18 feet in length. These 4 units shall include a covered outdoor living space being standard and included to meet average SF space indicated in the original Plan Book. Product shall be flat roof style as indicated in Plan Book unless building code changes are economically or aesthetically detrimental to the product as solely determined by the builder. In case of such occurrence, gable roof elevations shall require the review and approval of the Director of the Planning and Development Department.**
 - d. Final Site Plans, Building Plans and Elevations for each product type shall be submitted for review and approval by the Director of the Planning and Development Department.**
3. Where any architectural standard, building height, minimum lot size, setback/build-to line, dimensional standard, sidewalk or parking requirement of the Downtown Overlay or Zoning Ordinance conflicts with the submitted Plan Book or architectural renderings and elevations, the submitted Plan Book shall govern, with further review and approval by the Architectural Review Board not required.
 4. The development shall have a mandatory community association(s) to provide maintenance for all common areas (including the maintenance of landscaping within internal rights-of-way and immediately adjacent external rights-of-way), and enforce reasonable and customary property maintenance standards through covenants on all residences within the community. The covenants, conditions, and restrictions will be recorded with the City prior to the issuance of the first building permit. The covenants will run for 20 years and automatically renew every 20 years unless 51% of the persons owning lots in the subdivision vote to terminate the covenants as governed by O.C.G.A. 44-5-60. Subject to applicable City, local, and federal rules, laws, regulations, and rulings of courts having competent jurisdiction over the subject property, said covenants shall include a restriction that no more than 10 percent of the single family units (with an additional 5% hardship) may be leased to third parties by individual owners.
 5. The developer shall construct the traffic improvements identified in the submitted Transportation Analysis (for "Projected 2023 Build Conditions") and the GRTA Notice of Decision for Development of Regional Impact (DRI) #2727. Final design of said improvements shall be subject to review and approval by the City Engineer, Gwinnett and/or Georgia DOT, as applicable.

6. Internal and external streetscape design shall be in substantial accordance with the requirements of the Downtown Overlay, and shall include pedestrian lighting and amenities per the Overlay. The main internal “promenade” sidewalks from Scenic Highway to the Lawrenceville Lawn (both sides of the street) shall be a minimum of 6 feet wide in the single-family area and 8 feet wide in the multi-family area. External sidewalks along Jackson Street and Clayton Street shall be a minimum of 10 feet wide. Final design shall be reviewed and approved by the Director of P&D.
7. Landscaping and screening along Jackson Street shall be in general accordance with the landscape cross sections outlined in the Plan Book. Final design shall be subject to review and approval by the Director of Planning and Development.
8. Stormwater detention ponds shall be screened from public view with fencing and landscaping. Final design of said screening shall be subject to review and approval by the Director of Planning and Development
9. Developer shall provide modifications to the Police Station parking lot and access drives in general accordance with the Plan Book.
10. Developer shall provide connections for stormwater conveyance at common property lines and capacity for stormwater detention from the Hooper-Renwick School and future Library site.
11. Building materials for the single-family (attached and detached) units shall be in general accordance with the elevations set forth in the Plan Book.
12. All street signage shall meet City of Lawrenceville’s standard signage.
13. Length of driveways in the single-family portion shall be ~~20~~ **18** feet minimum:
 - a. Front entry – (front of structure to back of sidewalk or alleyway if no sidewalk is present)
 - b. Rear entry – (rear of structure to back of curb)

LAWRENCEVILLE SOUTH LAWN

9 Units Building 146- 154

BLD2020-00976
CIC2020-00002
City of Lawrenceville
Planning and Development
Received: October 6, 2020



The Wynfield & Willmington Plans

(22'x48' Rear Entry Garage Product - Split Foyer Front Door)

BUILDING CODE ANALYSIS

CONSTRUCTION CODES:

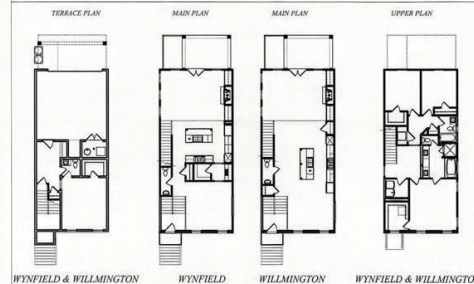
- INTERNATIONAL BUILDING CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)
- INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)
- INTERNATIONAL FIRE CODE, 2018 EDITION (NO GEORGIA AMENDMENTS)
- INTERNATIONAL PLUMBING CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)
- INTERNATIONAL MECHANICAL CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)
- INTERNATIONAL FUEL GAS CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)
- NATIONAL ELECTRICAL CODE, 2011 EDITION (NO GEORGIA AMENDMENTS)
- INTERNATIONAL ENERGY CONSERVATION CODE, 2015 EDITION, WITH GEORGIA SUPPLEMENTS AND AMENDMENTS (2020)
- NFPA NATIONAL ELECTRICAL CODE, 2011 EDITION
- INTERNATIONAL RESIDENTIAL CODE FOR ONE & TWO FAMILY DWELLINGS, 2018 EDITION WITH 2020 GEORGIA STATE AMENDMENTS

PRODUCT: 3 STORY TOWNHOMES
OCCUPANCY CLASSIFICATION: R-3
CONSTRUCTION TYPE: TYPE VB (2 HOUR DWELLINGS SEPARATION BETWEEN UNITS. NON SPRINKLERED.

DRAWING INDEX

- C00 COVER SHEET
A11 BUILDING FRONT & REAR ELEVATIONS
A12 BUILDING SIDE ELEVATIONS
A13 BUILDING BASEMENT PLAN
A14 BUILDING MAIN LEVEL FLOOR PLANS
A15 BUILDING UPPER LEVEL FLOOR PLANS
A16 BUILDING ROOF PLAN
A21 ELEVATION 'A' 4' 10"
A31 SIDE & REAR ELEVATIONS
A41 TERRACE LEVEL FLOOR PLAN
A51 MAIN LEVEL FLOOR PLANS
A61 UPPER LEVEL FLOOR PLANS
A71 ROOF PLANS
A81 ELECTRICAL PLANS

FOOTPRINT



AREA CALCULATION

22' x 48'

WYNFIELD/WILLMINGTON - SQUARE FOOTAGE	
LOWER LEVEL	446
MAIN LEVEL	1648
UPPER LEVEL	1604
TOTAL HEATED	2,498
2 CAR GARAGE	486
COVERED PORCH - REAR	142
TOTAL FRAMED	3,026

**WALKER
ANDERSON**
390 BROGDON RD.,
SUWANEE, GA. 30024

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SUB-DIVISION *Lawrenceville
South Lawn*

RELEASED FOR CONSTRUCTION

REVISED

**THE WYNFIELD &
THE WILLMINGTON**

JOB NO. NA DRAWN GC
DATE 10/1/2020 CHECKED DB
SCALE: AS NOTED APPROV. DB

COVER SHEET

APPROVED BY: DAVID BOWEN
DATE:

SHEET NO.

C0.0

SHEET: XX OF: XX

**WALKER
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390 BROGDON RD.,
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*THE WYNFIELD &
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DATE 10/12/2020 CHECKED DB
SCALE: AS NOTED APPROV. DB

FRONT & REAR ELEVATIONS

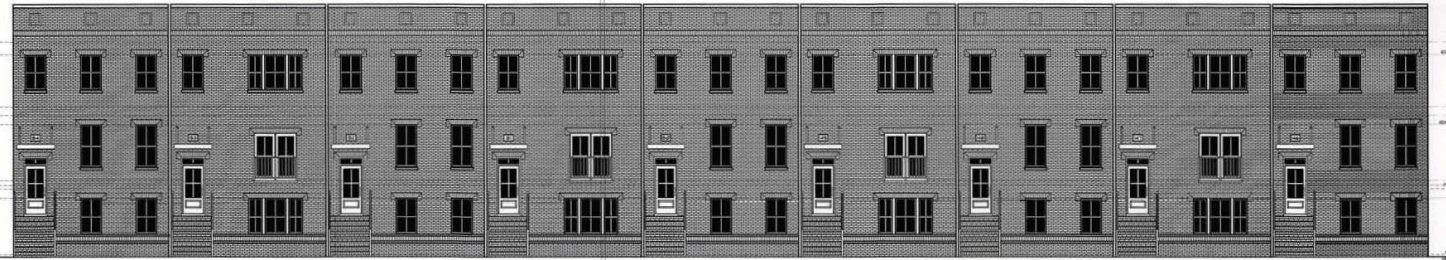
APPROVED BY: DAVID BOWEN

DATE:

SHEET NO

A1.1

SHEET: XX OF XX



BLDG. 146-54 LOT # 54 2018A STR.	ELEVATION A PLAN WYNFIELD	BLDG. 146-54 LOT # 53 2018A STR.	ELEVATION B PLAN WYNFIELD	BLDG. 146-54 LOT # 52 2018A STR.	ELEVATION A PLAN WYNFIELD	BLDG. 146-54 LOT # 51 2018A STR.	ELEVATION B PLAN WILLMINGTON	BLDG. 146-54 LOT # 50 2018A STR.	ELEVATION A PLAN WYNFIELD	BLDG. 146-54 LOT # 49 2018A STR.	ELEVATION B PLAN WYNFIELD	BLDG. 146-54 LOT # 48 2018A STR.	ELEVATION A PLAN WILLMINGTON	BLDG. 146-54 LOT # 47 2018A STR.	ELEVATION B PLAN WYNFIELD	BLDG. 146-54 LOT # 46 2018A STR.	ELEVATION A PLAN WYNFIELD
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1 Front Elevation (Lot #146 Through #154)
SCALE: 1/8" = 1'-0"

0 1' 2'



BLDG. 146-54 LOT # 146 2018A STR.	ELEVATION A PLAN WYNFIELD	BLDG. 146-54 LOT # 147 2018A STR.	ELEVATION B PLAN WYNFIELD	BLDG. 146-54 LOT # 148 2018A STR.	ELEVATION A PLAN WILLMINGTON	BLDG. 146-54 LOT # 149 2018A STR.	ELEVATION B PLAN WYNFIELD	BLDG. 146-54 LOT # 150 2018A STR.	ELEVATION A PLAN WYNFIELD	BLDG. 146-54 LOT # 151 2018A STR.	ELEVATION B PLAN WILLMINGTON	BLDG. 146-54 LOT # 152 2018A STR.	ELEVATION A PLAN WYNFIELD	BLDG. 146-54 LOT # 153 2018A STR.	ELEVATION B PLAN WYNFIELD	BLDG. 146-54 LOT # 154 2018A STR.	ELEVATION A PLAN WYNFIELD
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2 Rear Elevation (Lot #146 Through #154)
SCALE: 1/8" = 1'-0"

0 1' 2'



1 Left Side Elevation - WYNFIELD
SCALE: 1/4" = 1'-0"



2 Right Side Elevation - WYNFIELD
SCALE: 1/4" = 1'-0"

**WALKER
ANDERSON**
390 BROGDON RD.,
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SUB-DIVISION Lawrenceville
South Lawn

RELEASED FOR CONSTRUCTION

REVISED	

**THE WYNFIELD &
THE WILLMINGTON**

JOB NO.	NA	DRAWN	GC
DATE	10/1/2020	CHECKED	DB
SCALE	AS NOTED	APPROV.	DB

SIDE ELEVATIONS

APPROVED BY: DAVID BOWEN
DATE: _____

SHEET NO.
A1.2
SHEET: XX OF: XX

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SUB-DIVISION *Lawrenceville
South Lawn*

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REVISED	

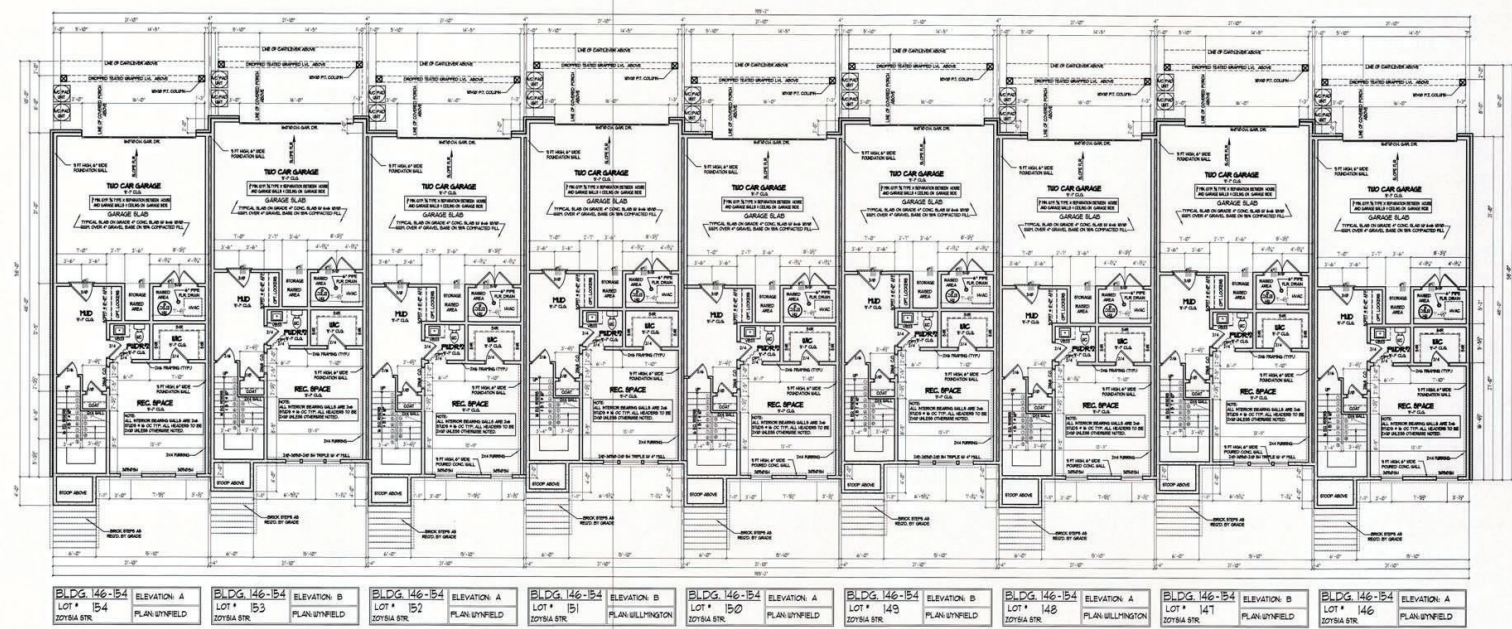
*THE WYNFIELD &
THE WILLMINGTON*

JOB NO.	NA	DRAWN	GC
DATE	10/11/2020	CHECKED	DB
SCALE	AS NOTED	APPROV.	DB

FOUNDATION FLOOR PLANS

APPROVED BY: DAVID BOWEN
DATE: _____

SHEET NO.
A1.3
SHEET: XX OF: XX



1 Terrace Level Layout (Lot #146 Through #154)
SCALE: 1/8" = 1'-0"

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ANDERSON**
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DRAWINGS CONTENTS SUBJECT TO ALL APPLICABLE CODES,
AND APPROVAL BY A LICENSED ENGINEER AND OR
ARCHITECT.

SUB-DIVISION *Lawrenceville
South Lawn*

RELEASED FOR CONSTRUCTION

REVISED

*THE WYNFIELD &
THE WILLMINGTON*

JOB NO. *NA* DRAWN *GC*
DATE *10/1/2020* CHECKED *DB*
SCALE: *AS NOTED* APPROV. *DB*

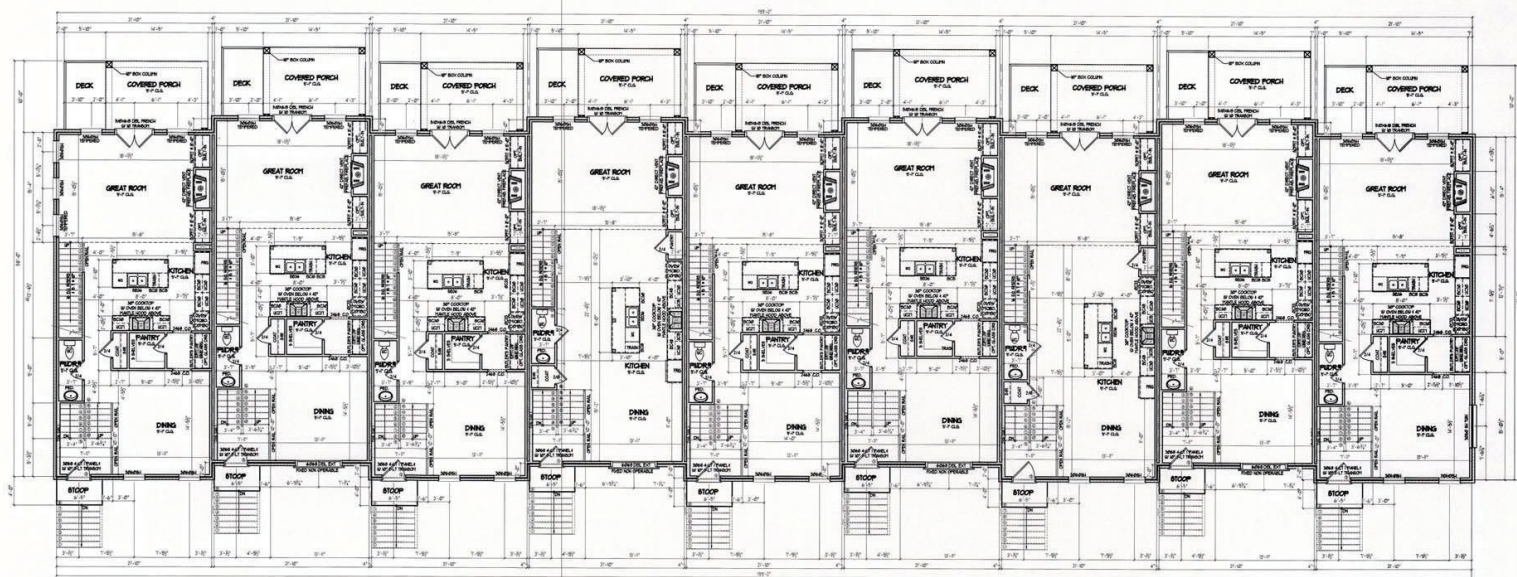
MAIN FLOOR PLANS

APPROVED BY: DAVID BOWEN

SHEET NO.

A1.4

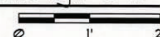
SHEET: XX OF: XX

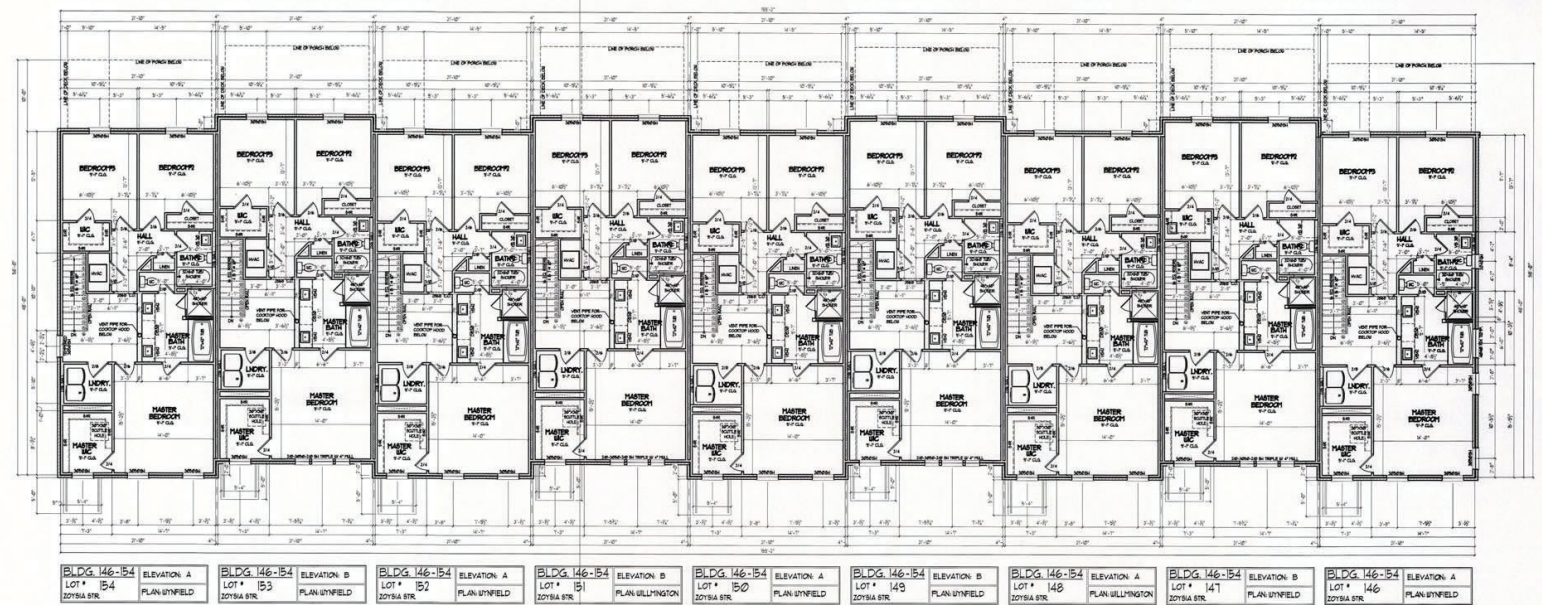


BLDG. 146-154 LOT # 154 2015A SR.	ELEVATION A PLAN UNFIELD	BLDG. 146-154 LOT # 153 2015A SR.	ELEVATION B PLAN UNFIELD	BLDG. 146-154 LOT # 152 2015A SR.	ELEVATION A PLAN UNFIELD	BLDG. 146-154 LOT # 151 2015A SR.	ELEVATION B PLAN UNFIELD	BLDG. 146-154 LOT # 150 2015A SR.	ELEVATION A PLAN UNFIELD	BLDG. 146-154 LOT # 149 2015A SR.	ELEVATION B PLAN UNFIELD	BLDG. 146-154 LOT # 148 2015A SR.	ELEVATION A PLAN UNFIELD	BLDG. 146-154 LOT # 147 2015A SR.	ELEVATION B PLAN UNFIELD	BLDG. 146-154 LOT # 146 2015A SR.	ELEVATION A PLAN UNFIELD
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1 Main Level Layout (Lot #146 Through #154)

SCALE: 1/8" = 1'-0"





1 Upper Level Layout (Lot #146 Through #154)
SCALE: 1/8" = 1'-0"

**WALKER
ANDERSON**
390 BROGDON RD.,
SUWANEE, GA. 30024

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SUB-DIVISION Lawrenceville
South Lawn

RELEASED FOR CONSTRUCTION
REVISED

**THE WYNFIELD &
THE WILLMINGTON**

JOB NO.	NA	DRAWN	GC
DATE	10/1/2020	CHECKED	DB
SCALE	AS NOTED	APPROV.	DB

UPPER FLOOR PLANS

APPROVED BY: DAVID BOWEN
DATE: _____

SHEET NO.
A1.5
SHEET: XX OF: XX

**WALKER
ANDERSON**
390 BROGDON RD.,
SUWANEE, GA. 30024

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SUB-DIVISION *Lawrenceville
South Lawn*

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REVISED	

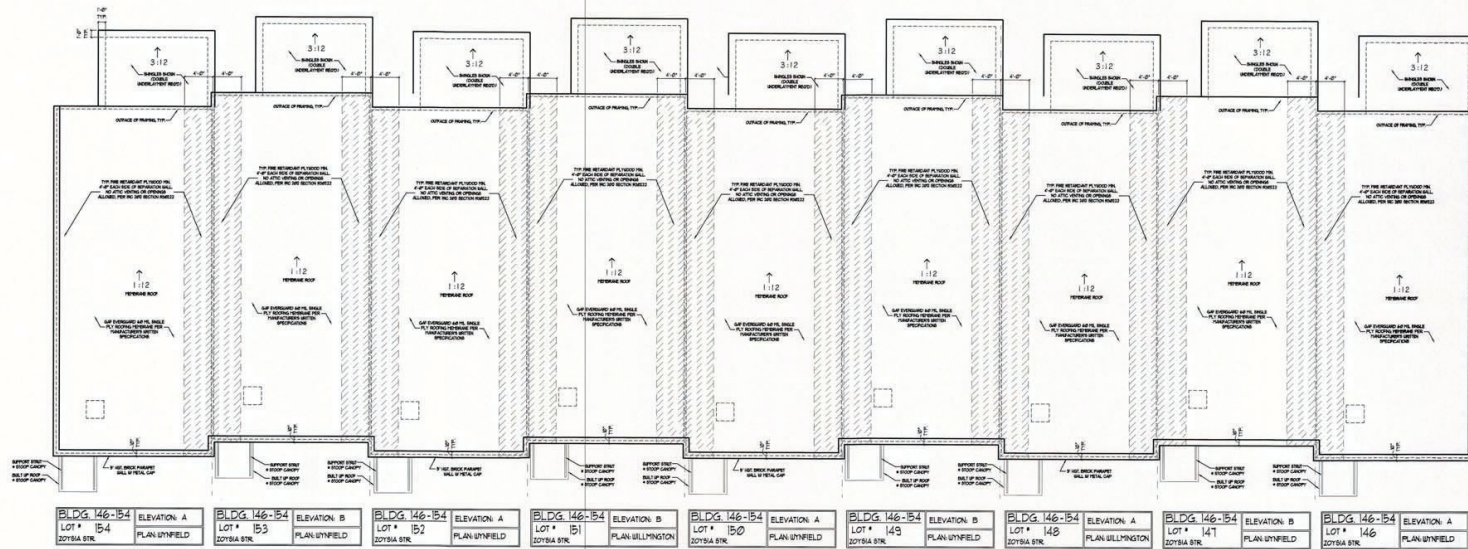
*THE WYNFIELD &
THE WILLMINGTON*

JOB NO.	NA	DRAWN	GC
DATE	10/1/2020	CHECKED	DB
SCALE	AS NOTED	APPROV.	DB

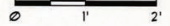
ROOF LAYOUT PLAN

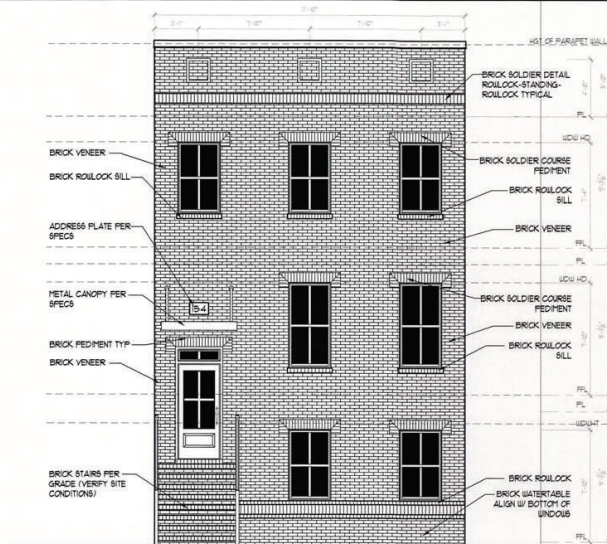
APPROVED BY: DAVID BOWEN
DATE: _____

SHEET NO.
A1.6
SHEET: XX OF: XX

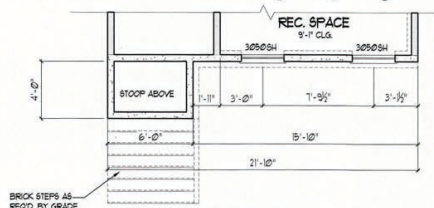


1 Roof Layout (Lot#146 Through #154)
SCALE: 1/8" = 1'-0"

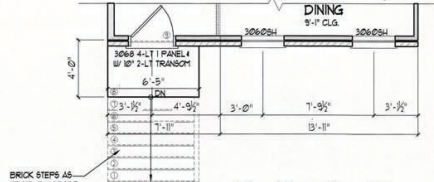




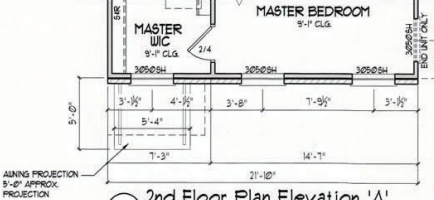
1 Front Elevation 'A'
SCALE: 1/4" = 1'-0"



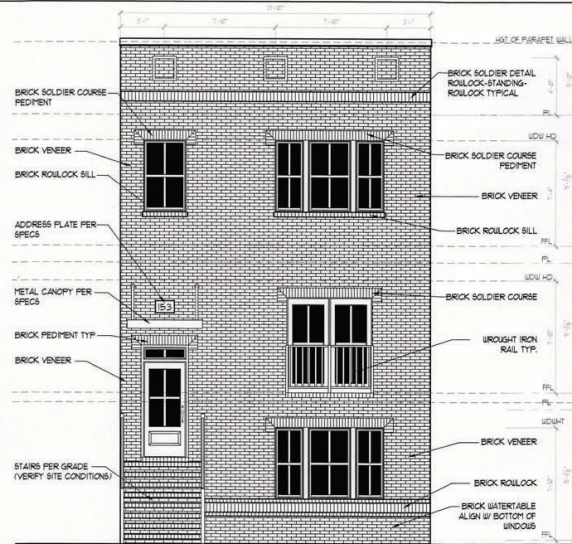
2 1st Floor Plan Elevation 'A'
SCALE: 1/4" = 1'-0"



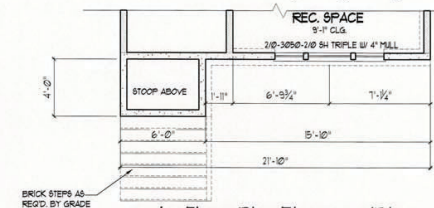
3 2nd Floor Plan Elevation 'A'
SCALE: 1/4" = 1'-0"



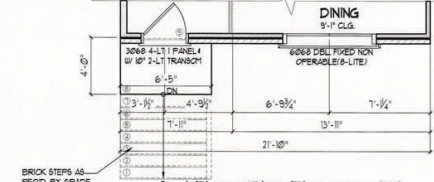
4 2nd Floor Plan Elevation 'A'
SCALE: 1/4" = 1'-0"



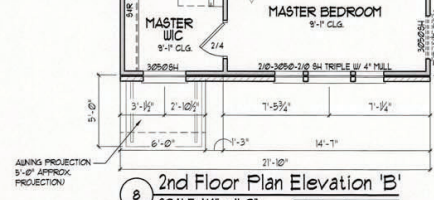
5 Front Elevation 'B'
SCALE: 1/4" = 1'-0"



6 1st Floor Plan Elevation 'B'
SCALE: 1/4" = 1'-0"



7 2nd Floor Plan Elevation 'B'
SCALE: 1/4" = 1'-0"



8 2nd Floor Plan Elevation 'B'
SCALE: 1/4" = 1'-0"

**WALKER
ANDERSON**
390 BROGDON RD.,
SUWANEE, GA. 30024

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SUB-DIVISION *Lawrenceville
South Lawn*

RELEASED FOR CONSTRUCTION

REVISED

**THE WYNFIELD &
THE WILLMINGTON**

JOB NO. NA DRAWN GC
DATE 10/1/2020 CHECKED DB
SCALE: AS NOTED APPROV. DB

ELEVATION 'A' & 'B'

APPROVED BY: DAVID BOWEN
DATE:

SHEET NO.
A2.1
SHEET: XX OF: XX



1 Left Side Elevation - WYNFIELD & WILLMINGTON
SCALE: 1/4" = 1'-0"



2 Right Side Elevation - WYNFIELD & WILLMINGTON
SCALE: 1/4" = 1'-0"



3 Rear Elevation - WYNFIELD & WILLMINGTON
SCALE: 3/16" = 1'-0"

**WALKER
ANDERSON**
390 BROGDON RD.,
SUWANEE, GA. 30024

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SUB-DIVISION Lawrenceville
South Lawn

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REVISED	

**THE WYNFIELD &
THE WILLMINGTON**

JOB NO.	NA	DRAWN	GC
DATE	10/1/2020	CHECKED	DB
SCALE:	AS NOTED	APPROV.	DB

SIDE & REAR ELEVATIONS
LYNWOOD PLAN

APPROVED BY: DAVID BOWEN
DATE: _____

SHEET NO.
A3.1
SHEET: XX OF: XX

SUB-DIVISION Lawrenceville
South Lawn

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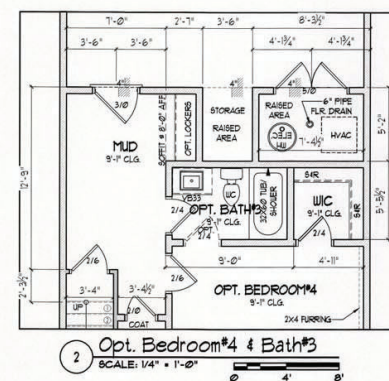
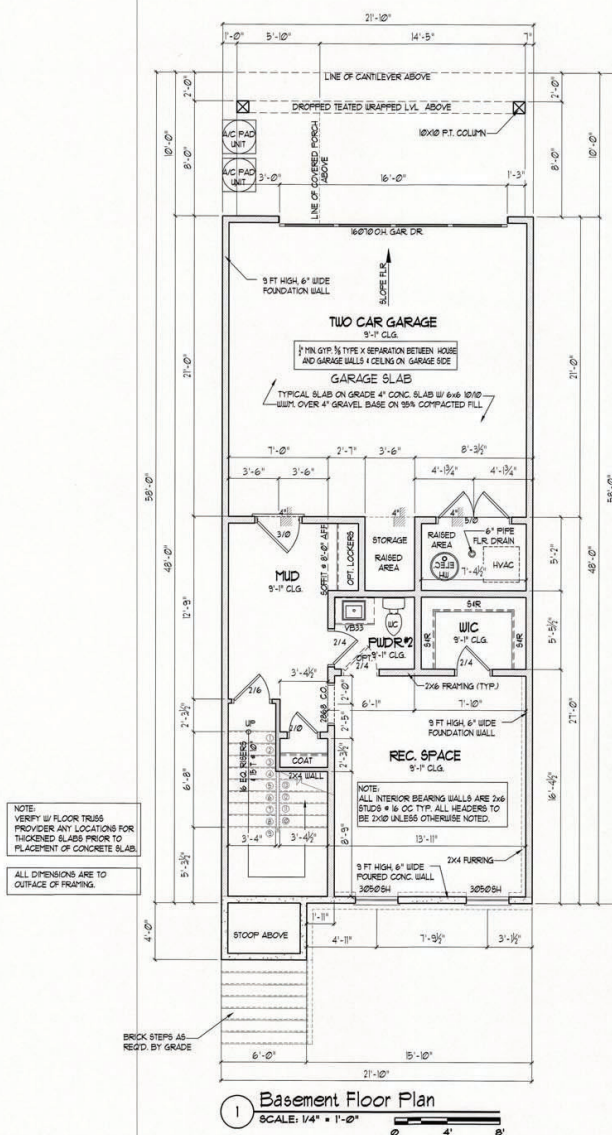
JOB NO.	NA	DRAWN	GC
DATE	10/1/2020	CHECKED	DB
SCALE:	AS NOTED	APROV.	DB

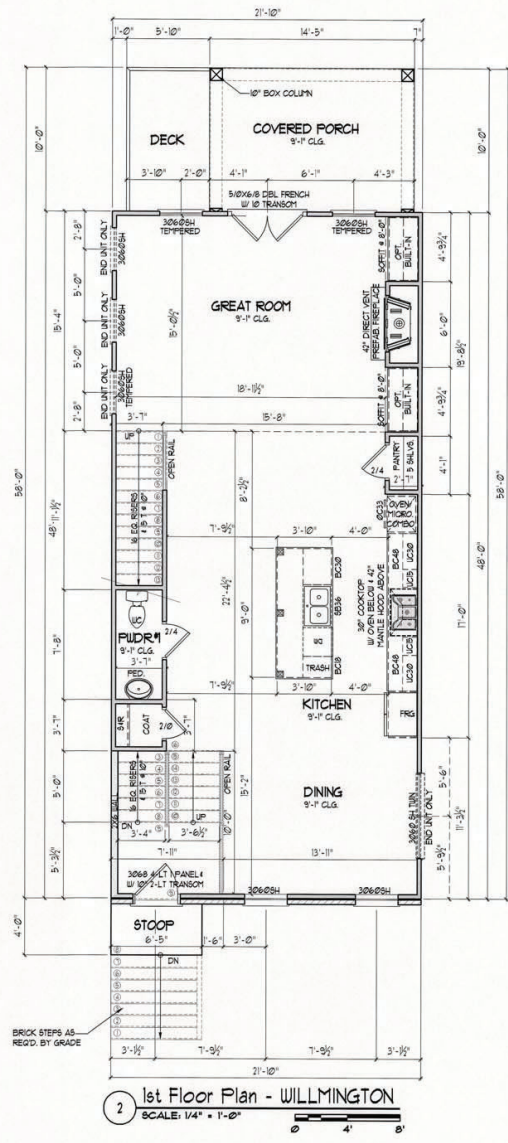
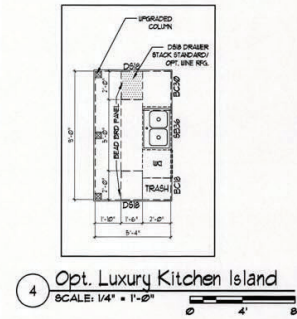
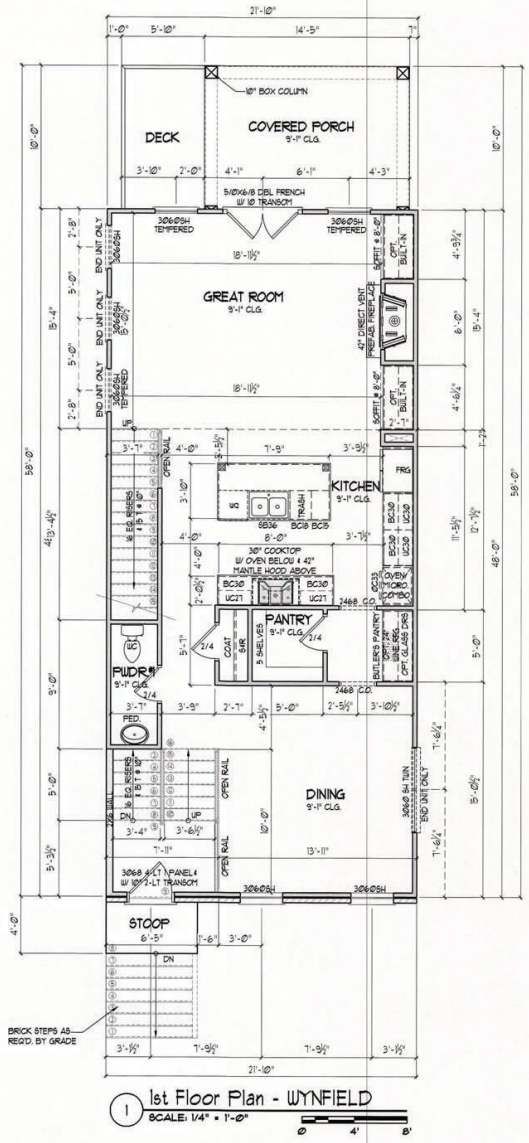
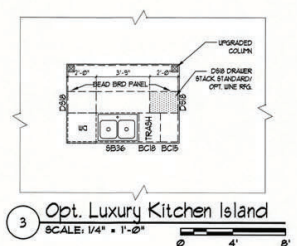
APPROVED BY: DAVID BOWEN

SHEET NO.

A4.1

SHEET: XX OF: XX





WALKER ANDERSON

390 BROGDON RD.,
SUWANEE, GA. 30024

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SUB-DIVISION Lawrenceville
South Lawn

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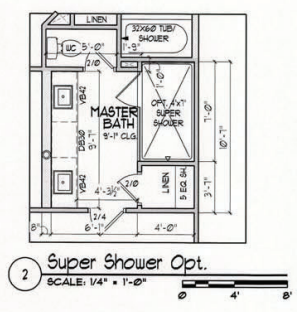
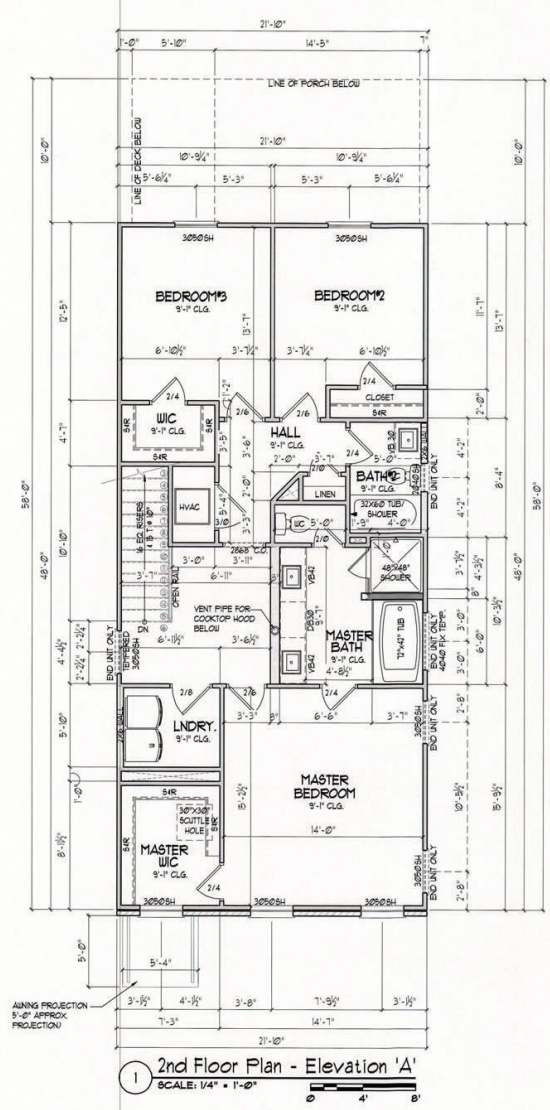
THE WYNFIELD & THE WILLMINGTON

JOB NO.	NA	DRAWN	GC
DATE	10/1/2020	CHECKED	DB
SCALE	AS NOTED	APPROV.	DB

MAIN LEVEL FLOOR PLANS

APPROVED BY: DAVID BOWEN
DATE

SHEET NO.
A5.1
SHEET: XX OF: XX



**WALKER
ANDERSON**
390 BROGDON RD.,
SUWANEE, GA. 30024

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SUB-DIVISION Lawrenceville
South Lawn

RELEASED FOR CONSTRUCTION	
REVISED	

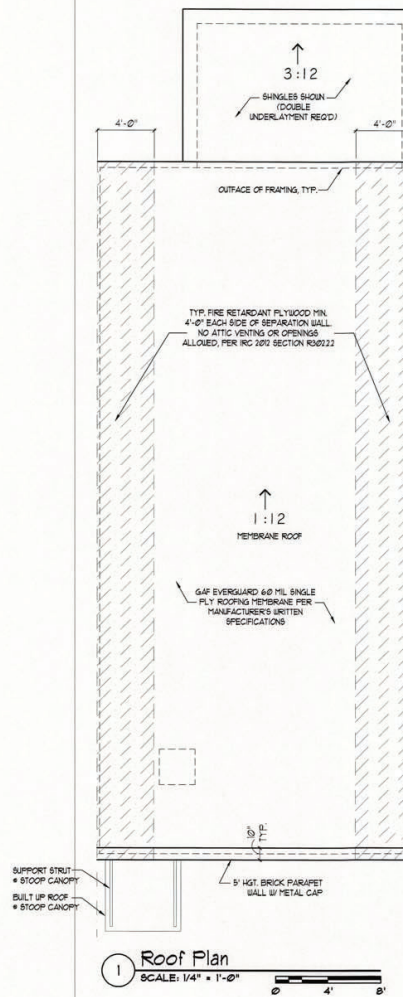
**THE WYNFIELD &
THE WILLMINGTON**

JOB NO.	NA	DRAWN	GC
DATE	10/1/2020	CHECKED	DB
SCALE:	AS NOTED	APPROV.	DB

UPPER LEVEL FLOOR PLANS

APPROVED BY: DAVID BOWEN
DATE: _____

SHEET NO.
A6.1
SHEET: XX OF: XX



1 Roof Plan
SCALE: 1/4" = 1'-0"

**WALKER
ANDERSON**
390 BROGDON RD.,
SUWANEE, GA. 30024

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SUB-DIVISION Lawrenceville
South Lawn

RELEASED FOR CONSTRUCTION

REVISED	

**THE WYNFIELD &
THE WILLMINGTON**

JOB NO.	NA	DRAWN	GC
DATE	10/1/2020	CHECKED	DB
SCALE:	AS NOTED	APPROV.	DB

ROOF PLANS

APPROVED BY: DAVID BOWEN
DATE: _____

SHEET NO.
A4.1
SHEET: XX OF: XX

**WALKER
ANDERSON**
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SUWANEE, GA. 30024

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SUB-DIVISION *Lawrenceville*
South Lawn

RELEASED FOR CONSTRUCTION

REVISED	

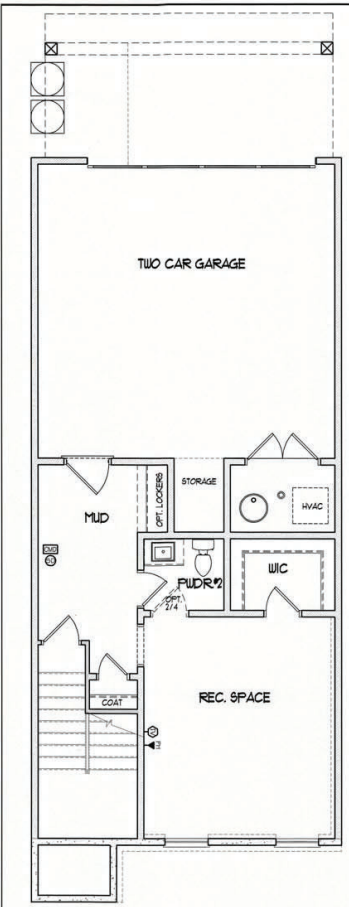
**THE WYNFIELD &
THE WILLMINGTON**

JOB NO.	NA	DRAWN	GC
DATE	10/1/2020	CHECKED	DB
SCALE	AS NOTED	APPROV.	DB

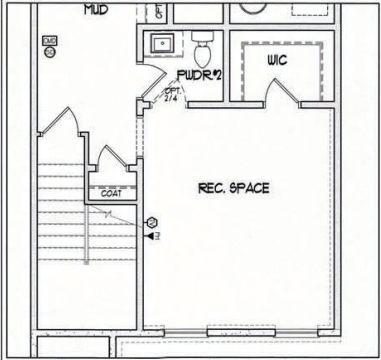
ELECTRICAL PLANS

APPROVED BY: DAVID BOWEN
DATE: _____

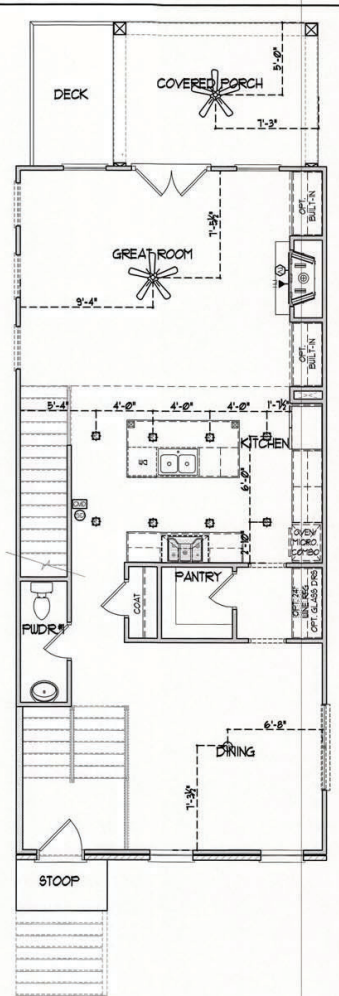
SHEET NO.
A8.1
SHEET: XX OF: XX



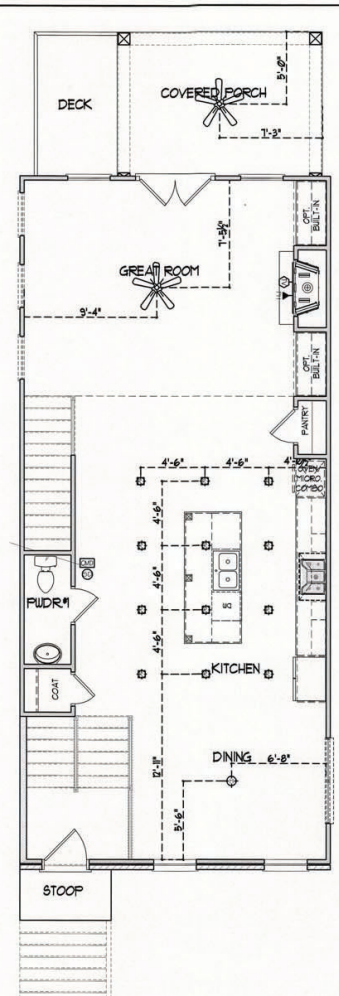
1 Lower Level Electrical
not to scale



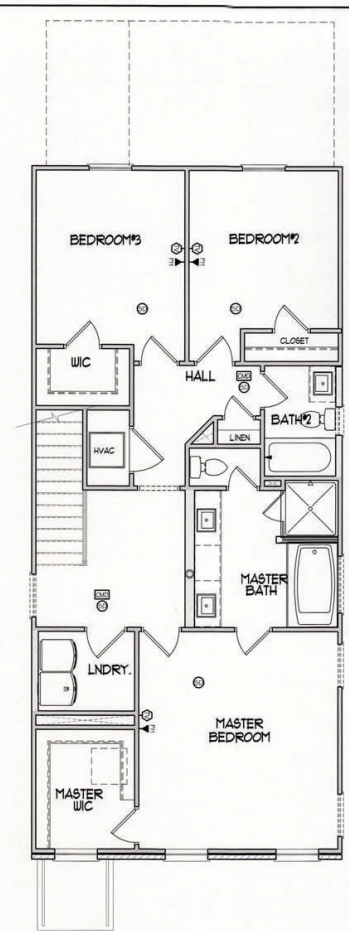
2 Lower Level w/ Terrace Bath Opt.
not to scale



3 Main Level Electrical - WYNFIELD
not to scale



4 Main Level Electrical - WILLMINGTON
not to scale



5 Upper Level Electrical
not to scale

ELECTRICAL LEGEND			
— GAS	Gas Line	⊠	Recessed Can Light
— CW	Cold Water	⊙	Eye-ball Light
—	Electrical Panel	⊙	Wall Mounted Light
—	Electrical Meter	—	Wall Sconce
—	Switch	—	Fluorescent Light w/2 Bulbs
—	3-Way Switch	—	Vapor Protected Light
—	Dimmer Switch	—	Exhaust Fan w/Light
—	Button	—	Exhaust Fan w/Heat & Light
—	Duplex Outlet	—	Smoke Detector
—	Quadplex Outlet	—	Carbon Monoxide Detector

ELECTRICAL LEGEND			
⊕	Switched Duplex Outlet	⊕	Thermostat
FLOOR	Floor Outlet	⊕	Direct Wire
GFI	GFI Outlet	⊕	Phone Jack
WP-GFI	Water Proof GFI Outlet	⊕	Media Jack
CLO	Ceiling Mounted Outlet	⊕	Cable TV Outlet
220V	220V Outlet	⊕	Door Chimes
⊕	Ceiling Mounted Light	⊕	Security Panel
⊕	Hanging Ceiling Mounted Light	⊕	Flood Light
+	Ceiling Fan	+	Ceiling Fan w/Light



LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>WALKER ANDERSON HOMES, LLC</u>	NAME: <u>NGF-BERBANK, LLC</u>
ADDRESS: <u>390 BROGDON RD.</u>	ADDRESS: <u>1545 PEACHTREE ST, STE 200</u>
CITY: <u>SUWANEE</u>	CITY: <u>ATLANTA</u>
STATE: <u>GA</u> ZIP: <u>30024</u>	STATE: <u>GA</u> ZIP: <u>30309</u>
CONTACT PERSON: <u>CLINT WALTERS</u> PHONE: <u>404-274-4492</u>	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
PRESENT ZONING DISTRICT(S): <u>RM-12</u> REQUESTED ZONING DISTRICT: <u>RM-12</u>	
PARCEL NUMBER(S): <u>5147A020</u> ACREAGE: <u>1.65</u>	
ADDRESS OF PROPERTY: <u>240 NEAL BLVD</u>	

Clint Walters 4/1/21
SIGNATURE OF APPLICANT DATE

George Berkow 4/2/21
SIGNATURE OF OWNER DATE

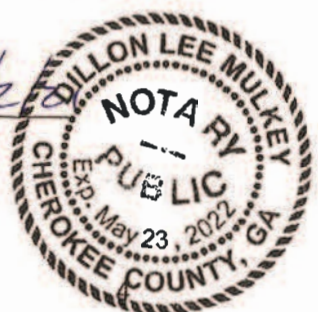
Clint Walters
TYPED OR PRINTED NAME

Clint Walters 4/1/21
NOTARY PUBLIC



TYPE D OR PRINTED NAME

Clint Walters 4/2
NOTARY PUBLIC DATE



70 S Clayton St • P O Box 2200 • Lawrenceville, Georgia 30046-2200
770.963.2414 • www.lawrencevillega.org

Received: April 1, 2021

Planning and Development Dept



LETTER OF INTENT

April 1, 2021

Walker Anderson Homes, LLC ("Applicant") respectfully requests a change in conditions to City of Lawrenceville Special Use Permit SU-17-13. Conditions 2, 11, & 13 require modifications to the Lawrenceville South Lawn Plan Book ("Plan Book") dated December 4, 2017. The requested modifications pertain specifically to the seventeen (17) pink townhome units first identified on page 7 of the Plan Book and further referenced on pages 39 and 40.

The Applicant desires to replace the approved seventeen (17) units with a maximum of twenty-two (22) units to be marketed as Urban Square Phase 2. These units will contain eighteen (18) rear entry units and up to four (4) front entry units. (Condition 2)

Rear entry units constructed in a slab condition (eight (8) units facing Church Street) will have three (3) exposed floors on the front and rear with the front entrance between lower and middle levels. This building is proposed be a flat roof building to complete the Church Street streetscape. (Condition 2)

Rear Entry units constructed in a basement condition (ten (10) units facing Nash Street) will have two (2) exposed floors on the front and 3 exposed floors on the rear. The front entrance will be on the middle level. The Applicant requests the option to construct these units with a gable roof as currently approved or a flat roof. (Condition 2)

A maximum of four (4) front entry units will be constructed adjacent to City Hall fronting the interior park. This product is two (2) stories tall with a gable roof. As there is no sidewalk in front of these units, driveways shall have a minimum length of eighteen foot (18') measured from the garage door to back of curb. (Conditions 2 & 13)

All units shall resemble the units under construction in Urban Square Phase 1 with white brick and bronze windows. Side elevations will be a mixture of brick and cement siding. On the rear entry homes, the rear lower level will be brick with cement siding on the upper two (2) floors. On the front entry homes, the lower level will be brick, and the upper level will be cement siding. (Condition 11)

In summary, the Applicant requests three (3) amendments to the Lawrenceville South Lawn Plan Book:

- 1) Increase the number of units in this phase from seventeen (17) to twenty-two (22) in this section
- 2) Allow for a maximum of four (4) front entry units in this section
- 3) Allow for construction of a flat roof product in this section

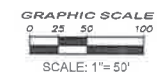
**LAND DESCRIPTION
UNIT 3
LAWRENCEVILLE SOUTH LAWN
CITY OF LAWRENCEVILLE**

All that tract or parcel of land lying and being in Land Lot 147 of the 5th Land District, in the City of Lawrenceville, Gwinnett County, Georgia and being more particularly described as follows:

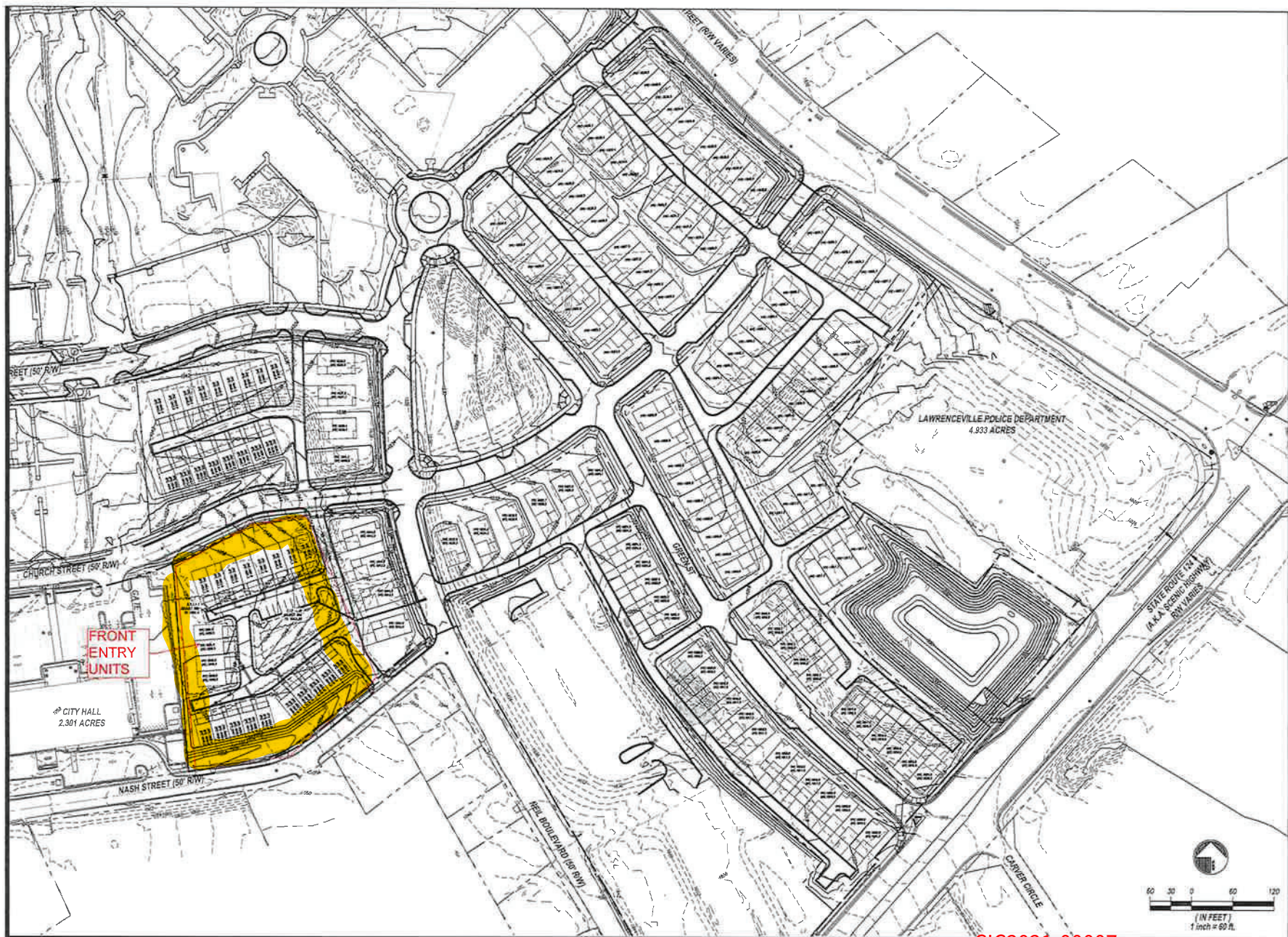
To find the **POINT OF COMMENCEMENT**, begin at a Point at the intersection of the Westerly Right-of-Way of Neal Boulevard (Right-of-Way width varies) and the Northerly Right-of-Way of Nash Street (40' Right-of-Way); THENCE continuing along said Right-of-Way of Nash Street South 50 degrees 47 minutes 43 seconds West for a distance of 107.04 feet to a point, said point being **THE TRUE POINT OF BEGINNING**.

THENCE from said point as thus established and continuing along aforesaid Right-of-Way of Nash Street the following three (3) courses and distances South 50 degrees 47 minutes 43 seconds West for a distance of 110.40 feet to a Point; THENCE along a curve to the right having a radius of 167.55 feet and arc length of 90.10 feet being subtended by a chord of South 66 degrees 12 minutes 03 seconds West for a distance of 89.02 feet to a Point; THENCE South 81 degrees 36 minutes 23 seconds West for a distance of 95.13 feet to a Point; leaving said Right-of-Way of Nash Street THENCE North 04 degrees 16 minutes 40 seconds West for a distance of 301.55 feet to a Point on the Southerly Right-of-Way of Church Street (50' R/W); THENCE continuing along said Right-of-Way the following three (3) courses and distances North 64 degrees 10 minutes 15 seconds East for a distance of 115.67 feet to a Point; THENCE along a curve to the right having a radius of 113.72 feet and arc length of 39.19 feet being subtended by a chord of North 74 degrees 02 minutes 35 seconds East for a distance of 38.99 feet to a Point; THENCE North 83 degrees 54 minutes 55 seconds East for a distance of 47.85 feet to a Point on the Westerly Utility/Access Easement Line of Buffalo Street; THENCE continuing along said easement the following three (3) courses and distances South 16 degrees 49 minutes 41 seconds East for a distance of 202.92 feet to a Point; THENCE along a curve to the left having a radius of 75.50 feet and arc length of 28.98 feet being subtended by a chord of South 27 degrees 49 minutes 31 seconds East for a distance of 28.81 feet to a Point; THENCE South 38 degrees 49 minutes 22 seconds East for a distance of 35.44 feet to a Point on the aforesaid Northerly Right-of-Way Nash Street, said point being **THE POINT OF BEGINNING**.

Said property contains 1.655 Acres (72,098 Square Feet).



LEGEND	
BY	First or Third
BY	Second
BY	Fourth
BY	Seventh
BY	Tenth
BY	Thirteenth
BY	Sixteenth
BY	Nineteenth
BY	Twenty-second
BY	Twenty-fifth
BY	Twenty-eighth
BY	Thirty-first
BY	Thirty-fourth
BY	Thirty-seventh
BY	Fortieth
BY	Forty-third
BY	Forty-sixth
BY	Forty-ninth
BY	Fifty-second
BY	Fifty-fifth
BY	Fifty-eighth
BY	Sixty-first
BY	Sixty-fourth
BY	Sixty-seventh
BY	Seventieth
BY	Seventy-third
BY	Seventy-sixth
BY	Seventy-ninth
BY	Eighty-second
BY	Eighty-fifth
BY	Eighty-eighth
BY	Ninety-first
BY	Ninety-fourth
BY	Ninety-seventh
BY	Hundredth
BY	One hundred and first
BY	One hundred and second
BY	One hundred and third
BY	One hundred and fourth
BY	One hundred and fifth
BY	One hundred and sixth
BY	One hundred and seventh
BY	One hundred and eighth
BY	One hundred and ninth
BY	One hundred and tenth
BY	One hundred and eleventh
BY	One hundred and twelfth
BY	One hundred and thirteenth
BY	One hundred and fourteenth
BY	One hundred and fifteenth
BY	One hundred and sixteenth
BY	One hundred and seventeenth
BY	One hundred and eighteenth
BY	One hundred and nineteenth
BY	One hundred and twentieth
BY	One hundred and twenty-first
BY	One hundred and twenty-second
BY	One hundred and twenty-third
BY	One hundred and twenty-fourth
BY	One hundred and twenty-fifth
BY	One hundred and twenty-sixth
BY	One hundred and twenty-seventh
BY	One hundred and twenty-eighth
BY	One hundred and twenty-ninth
BY	One hundred and thirtieth
BY	One hundred and thirty-first
BY	One hundred and thirty-second
BY	One hundred and thirty-third
BY	One hundred and thirty-fourth
BY	One hundred and thirty-fifth
BY	One hundred and thirty-sixth
BY	One hundred and thirty-seventh
BY	One hundred and thirty-eighth
BY	One hundred and thirty-ninth
BY	One hundred and fortieth
BY	One hundred and forty-first
BY	One hundred and forty-second
BY	One hundred and forty-third
BY	One hundred and forty-fourth
BY	One hundred and forty-fifth
BY	One hundred and forty-sixth
BY	One hundred and forty-seventh
BY	One hundred and forty-eighth
BY	One hundred and forty-ninth
BY	One hundred and fiftieth
BY	One hundred and fifty-first
BY	One hundred and fifty-second
BY	One hundred and fifty-third
BY	One hundred and fifty-fourth
BY	One hundred and fifty-fifth
BY	One hundred and fifty-sixth
BY	One hundred and fifty-seventh
BY	One hundred and fifty-eighth
BY	One hundred and fifty-ninth
BY	One hundred and sixtieth
BY	One hundred and sixty-first
BY	One hundred and sixty-second
BY	One hundred and sixty-third
BY	One hundred and sixty-fourth
BY	One hundred and sixty-fifth
BY	One hundred and sixty-sixth
BY	One hundred and sixty-seventh
BY	One hundred and sixty-eighth
BY	One hundred and sixty-ninth
BY	One hundred and seventieth
BY	One hundred and seventy-first
BY	One hundred and seventy-second
BY	One hundred and seventy-third
BY	One hundred and seventy-fourth
BY	One hundred and seventy-fifth
BY	One hundred and seventy-sixth
BY	One hundred and seventy-seventh
BY	One hundred and seventy-eighth
BY	One hundred and seventy-ninth
BY	One hundred and eightieth
BY	One hundred and eighty-first
BY	One hundred and eighty-second
BY	One hundred and eighty-third
BY	One hundred and eighty-fourth
BY	One hundred and eighty-fifth
BY	One hundred and eighty-sixth
BY	One hundred and eighty-seventh
BY	One hundred and eighty-eighth
BY	One hundred and eighty-ninth
BY	One hundred and ninetieth
BY	One hundred and ninety-first
BY	One hundred and ninety-second
BY	One hundred and ninety-third
BY	One hundred and ninety-fourth
BY	One hundred and ninety-fifth
BY	One hundred and ninety-sixth
BY	One hundred and ninety-seventh
BY	One hundred and ninety-eighth
BY	One hundred and ninety-ninth
BY	Two hundredth
BY	Two hundred and first
BY	Two hundred and second
BY	Two hundred and third
BY	Two hundred and fourth
BY	Two hundred and fifth
BY	Two hundred and sixth
BY	Two hundred and seventh
BY	Two hundred and eighth
BY	Two hundred and ninth
BY	Two hundred and tenth
BY	Two hundred and eleventh
BY	Two hundred and twelfth
BY	Two hundred and thirteenth
BY	Two hundred and fourteenth
BY	Two hundred and fifteenth
BY	Two hundred and sixteenth
BY	Two hundred and seventeenth
BY	Two hundred and eighteenth
BY	Two hundred and nineteenth
BY	Two hundred and twentieth
BY	Two hundred and twenty-first
BY	Two hundred and twenty-second
BY	Two hundred and twenty-third
BY	Two hundred and twenty-fourth
BY	Two hundred and twenty-fifth
BY	Two hundred and twenty-sixth
BY	Two hundred and twenty-seventh
BY	Two hundred and twenty-eighth
BY	Two hundred and twenty-ninth

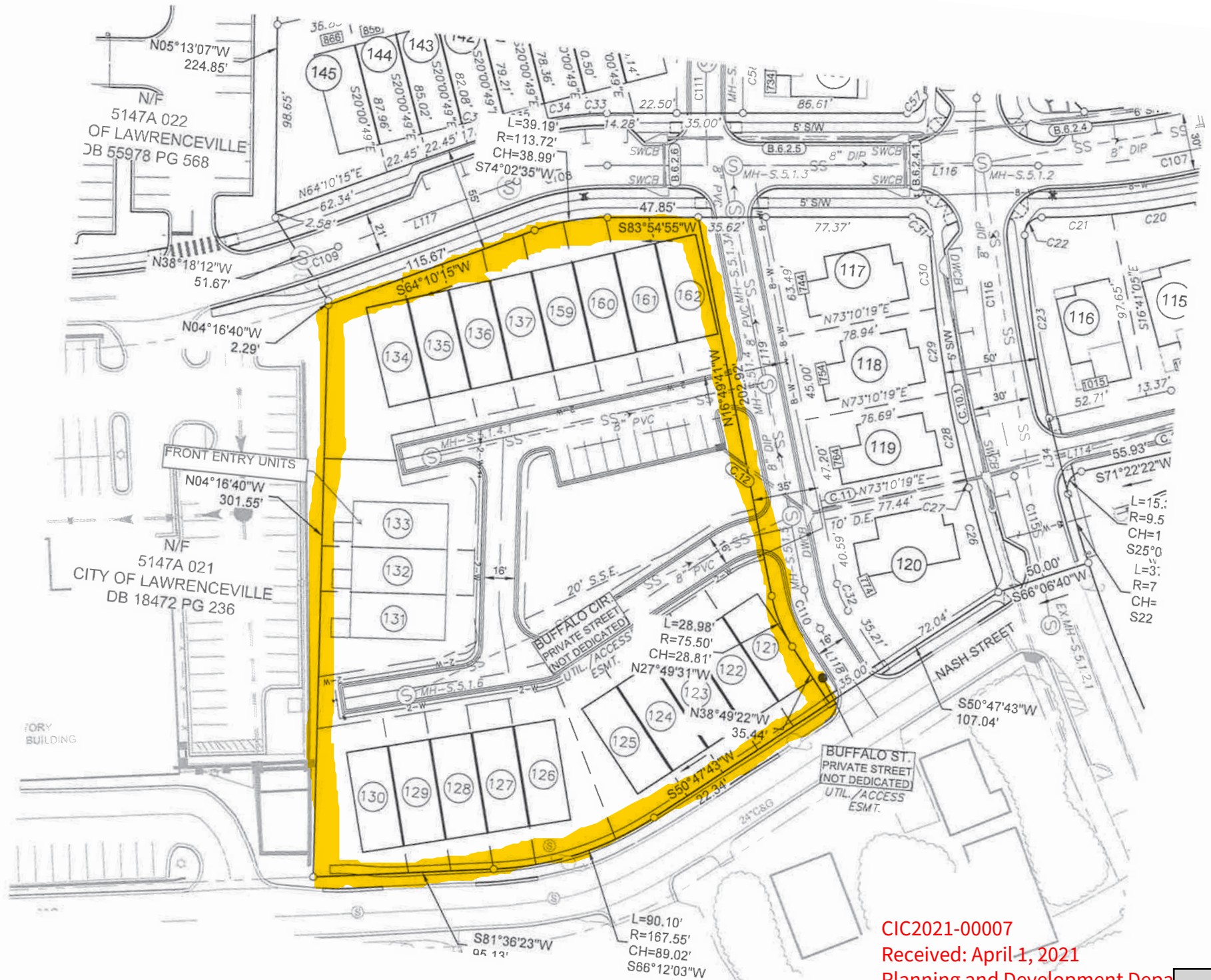


CONSTRUCTION PLANS
LAWRENCEVILLE
SOUTH LAWN SINGLE FAMILY
38 SOUTH CLAYTON ST
LAWRENCEVILLE, GEORGIA 30046
LAND LOTS 146 & 147, 5TH DISTRICT

OWNER/DEVELOPER
INGERSBANK, LLC
4720 CHAMBERLAIN DUNWOODY RD
SUITE 200
ATLANTA, GEORGIA 30328
PHONE: 404.915.3420



REVISIONS	
NOV/20/2021	1



CIC2021-00007
Received: April 1, 2021
Planning and Development Department

URBAN SQUARE AT SOUTH LAWN PHASE 2

WALKER
ANDERSON 

Rear Entry - Slab

Church Street



Rear Entry - Basement

Nash Street



Front Elevation A



Front Elevation B



Front Elevation C



Front Elevation D

Front Entry

Internal



Front Elevation "A"



Front Elevation "B"



Front Elevation "C"



Front Elevation "D"



LAWRENCEVILLE

GEORGIA

*The City of Lawrenceville
Planning & Development*

Location Map and Surrounding Zoning

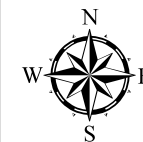
File # CIC2021-00007

Applicant: Walker Anderson Homes, LLC



Legend

- Subject Property
- Roads
- Parcels



0 30 60



LAWRENCEVILLE

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Planning & Development*

Location Map and Surrounding Zoning

File # CIC2021-00007

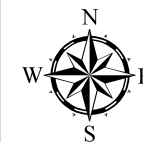
Applicant: Walker Anderson Homes, LLC

Legend

-  Subject Property
-  Roads
-  Parcels

Zoning Districts

-  BG General Business
-  OI Office Institutional
-  RM-12 General Residence



0 30 60

